

SCHNITZER INVESTMENT CORP.

3200 NW Yeon Avenue P.O. Box 10047 Portland, Oregon 97210
Phone (503) 224-9900 Telex W.U. 36-0144 FAX (503) 323-2804



March 17, 1994

VIA FACSIMILE

Ms. Adrienne Brockman
Sr. Dep. City Attorney
City Attorney's Office
1220 SW Fifth Avenue, Room 315
Portland, OR 97204

RE: Schnitzer Investment Corp./Partition

Dear Ms. Brockman:

Thank you for your recent draft of a private street maintenance agreement. Therein, you include a provision whereby Schnitzer Investment Corp. ("SIC") agrees to indemnify the City for any costs or actions arising out of the use of both Tract A, which is currently owned by SIC, and the private roadway which connects Tract A to N. Burgard Road and N. Rivergate Boulevard. As you know, SIC does not have any ownership interest in the latter roadway.

Please be advised that SIC objects to having to give any indemnity with respect to a roadway in which it has no ownership interest. Many vehicles use that roadway and SIC cannot agree to be a private insurer for the City's benefit of whatever claims may arise in regard to the use of that roadway.

I am attaching, for your reference, a copy of the Report and Decision of the Hearings Officer pertaining to the platting of Metra Way as Tract A. The decision does not require SIC to indemnify the City from claims associated with the adjacent roadway, even though the City's planning department knew, from its prior discussions with SIC, that Tract A connected to that private roadway. We believe that your request is a new, significant restriction which is being placed upon SIC.

We request that you reconsider your requirement of an indemnity insofar as the adjoining roadway is concerned. I would appreciate your earliest possible response.

Very truly yours,

SCHNITZER INVESTMENT CORP.

Charles A. Ford
Charles A. Ford
Corporate Counsel

CAF:dr
SIC099.LTR

Attachment

cc: Ms. Linda M. Wakefield





CITY OF
PORTLAND, OREGON
HEARINGS OFFICE

Accepted *lu*

Received *11/09/93*

1120 S.W. 5th Avenue, Room 1017
Portland, Oregon 97204-1960

Elizabeth A. Normand, Land Use Hearings Officer
(503) 823-7719

William W. Shatzer, Code Hearings Officer
(503) 823-7307

FAX (503) 823-5370

Hearing Date: October 19, 1993
Decision Mailed: October 22, 1993
Last Date to Appeal: November 5, 1993
Effective Date (if no appeal): November 6, 1993

REPORT AND DECISION OF THE HEARINGS OFFICER IN UNCONTESTED CASE

File No.: 93-00605 SU

Applicant: Schnitzer Investment Corporation, P.O. Box 10047, 97210, deedholder.

Location: Metra Way (a private easement) near N. Burgard and N. Sever Roads.

Legal Description: Tax Lots 50, Section 35 T2N R1W (BK/PG 1500/0252) and Tax Lots 55, Section 35 T2N R1W (BK/PG 1500/0252). (Also owns Tax Lots 56, 57, 67 and 71, Section 35 T2N R1W.)

Quarter Sections: 1719, 1720, 1819 and 1820.

Neighborhood: St. Johns.

Zoning/Designations: IH, Heavy Industrial.

Land Use Review: Major land Division: 10-lot Subdivision.

Decision: It is the decision of the Hearings Officer to adopt and incorporate into this report the facts, findings, and conclusions of the Bureau of Planning in Sections I, II, and III of their Staff Report and Recommendation to the Hearings Officer dated October 4, 1993, and to issue the following approval:

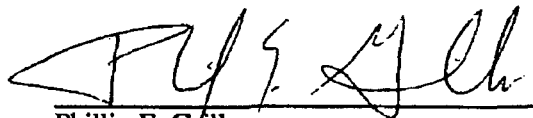
Approval of 10-lot Major Land Division, subject to the following conditions:

- A. Metra Way (Tract A) shall be platted as a Tract A (private street) and shall be subject to the requirements of Title 24, as administered by the Bureau of Buildings.
- B. Storm drainage for the private street shall be designed to standards approved by the Bureau of Buildings.
- C. Private sewer easements shall be required for all public sewers located on private property, as approved by the BES. A public sewer easement over Metra Way shall be required for proposed public sewers and maintenance access, as approved by BES.

SCHN00162676

- D. The applicants shall provide channelization and delineation improvements of the private road intersection with North Burgard Road, subject to the review of the Bureau of Transportation Engineering and the Bureau of Traffic Management.
- E. The applicants shall execute street and storm sewer waivers of remonstrance.
- F. All lots on the final plat must satisfy Standard A of Table 140-3 specifying minimum lot sizes.

Basis for Decision: Staff Report in 93-00605 SU, Exhibits A through F 5, and the hearing testimony of Tom Dixon (Bureau of Planning) and Linda Wakefield (Applicant's Representative).



Phillip E. Grillo
Hearings Officer

Decisions of the Hearings Officer may be appealed to City Council. Unless appealed, this Decision of the Hearings Officer is effective on NOVEMBER 6, 1993, the day after the last day to appeal.

ANY APPEAL OF THIS ACTION BY THE HEARINGS OFFICER MUST BE FILED AT THE PERMIT CENTER ON THE FIRST FLOOR OF THE PORTLAND BUILDING, 1120 S.W. 5TH AVENUE, 97204 (823-7526) NO LATER THAN 4:30 P.M. ON NOVEMBER 5, 1993. An appeal fee of \$1,246.00 will be charged (one-half of the application fee for this case). Information and assistance in filing an appeal can be obtained from the Bureau of Planning at the Permit Center.

Failure to raise an issue by the close of the record at or following the final hearing, in person or by letter, precludes appeal to the Land Use Board of Appeals (LUBA) based on that issue.

Failure to provide sufficient specificity to allow the review body to respond to an issue raised precludes appeal to LUBA based on that issue.

Recording the final decision. Unless this decision is recorded within 14 days of the effective date, it will be void. The applicant, builder or a representative must submit this decision to the City Auditor's Office in City Hall, 1220 S.W. 5th Avenue, Room 202, Portland, Oregon. The Auditor will charge a fee, and will record this decision with the County Recorder. A building or development permit will be issued only after this decision is recorded.

R

SCHNITZER INVESTMENT CORP.

3200 NW Yeon Avenue P.O. Box 10047 Portland, Oregon 97210
Phone (503) 224-9900 Telex W.U. 36-0144 FAX (503) 323-2804



August 1, 1994

Multnomah County Surveyor's Office
1620 S.E. 190th Avenue
Portland, OR 97233

Re: LUR 93-605
International Terminals

Gentlemen:

Enclosed is a Preliminary Title Report dated July 29, 1994 covering the land involved in the referenced partition. If you require any additional information for your plat review, please don't hesitate to contact me.

Very truly yours,


SCHNITZER INVESTMENT CORP.

Linda M. Wakefield
Vice President

LMW:tfz

Enclosure

c:\wp51\surveyor



SCHNITZER INVESTMENT CORP.

3200 NW Yeon Avenue P.O. Box 10047 Portland, Oregon 97210
Phone (503) 224-9900 Telex WU. 36-0144 FAX (503) 323-2804



August 1, 1994

Multnomah County Surveyor's Office
1620 S.E. 190th Avenue
Portland, OR 97233

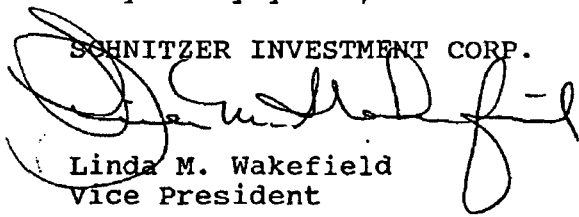
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Very truly yours,

SCHNITZER INVESTMENT CORP.



Linda M. Wakefield
Vice President

LMW:tfz

Enclosure

c:\wp51\surveyor



CHICAGO TITLE INSURANCE COMPANY OF OREGON

888 SOUTHWEST 5TH AVENUE, SUITE 930, PORTLAND, OREGON 97204 (503) 248-0955 FAX (503) 248-0324



FAX TRANSMISSION

STATE/COMMERCIAL OFFICE

DATE: July 29, 1994

TO: Linda Wakefield

COMPANY: Schnitzer Investment Corp.

RE: Romar Transportation

FROM: ROBIN REINEKE

TYPE OF DOCUMENT: Preliminary Title Report

COMMENTS/INSTRUCTIONS: per your request. Call if you need anything further.

ORIGINAL TO FOLLOW: via messenger

NUMBER TRANSMITTING TO: 323.2804

NUMBER OF PAGES (INCLUDING COVER SHEET): 7

IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMISSION OR THERE IS A PROBLEM WITH THIS TRANSMISSION, PLEASE CONTACT ROBIN OR JUDY AT (503) 248-0955. OUR FAX NUMBER IS (503) 248-0324.

The materials enclosed with this fax transmission are private and confidential and are the property of the sender. The information contained in this material is privileged and is intended only for the use of the individual or individuals or entities named above. If you are not the intended recipient, be advised that any unauthorized disclosure, copying, distribution or the taking of any action in reliance on the contents of this information is strictly prohibited. If you have received this fax transmission in error, please immediately notify us by telephone to arrange for return of the forwarded documents to us.

SCHN00162683

CHICAGO TITLE INSURANCE COMPANY
OF OREGON
SEVEN SUPPLEMENTAL TITLE REPORT
July 29, 1994

10001 SE SUNNYSIDE ROAD
CLACKAMAS, OR 97015
Telephone: (503) 653-7300

To: CHICAGO TITLE INSURANCE CO.
888 S.W. 5th Ave., #930
Portland, OR 97204

Order No. 112248
Escrow No. 50000-4940-JY
SCHNITZER INVESTMENT

Attention: Judy Yoresen

Standard Coverage Owners	\$ 800,000.00	Premium	\$ 1,800.00
Extended Lenders Coverage	\$ 0.00	Premium	\$ 0.00
			\$ 0.00
			\$
GOVERNMENT SERVICE FEE			\$ 15.00

We are prepared to issue a title insurance policy in the form and amount shown above insuring the title to the property described herein. This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued, and the full premium therefore paid.

Vestee: SCHNITZER INVESTMENT CORP., an Oregon corporation

Dated as of: July 22, 1994 at 8:00 a.m.

Subject to the exceptions, exclusions, conditions and stipulations which are part of said policy, and to exceptions as shown herein.

CHICAGO TITLE INSURANCE COMPANY OF OREGON

By: Deborah Noble Spink
Deborah Noble Spink
Title Officer

Any questions concerning the closing of this transaction should be directed to Judy Yoresen your escrow officer at 248-0955.

SCHN00162684



CITY OF
PORTLAND, OREGON
BUREAU OF PLANNING

Charlie Hales, Commissioner
David C. Knowles, Interim Director
1120 S.W. 5th, Room 1002
Portland, Oregon 97204-1966
Telephone: (503) 823-7700
FAX (503) 823-7800

Schnitzger

93-60584

Your plat has been approved and signed by the City of Portland.

Now you must take the mylars to the county surveyor. The Multnomah County Surveyor's Office is located at 1620 SE 160th (near Stark). Their phone number is 248-3600.

180th

There will be charge (see the attached county fee chart). You are encouraged to call and confirm the survey fees.

The County Surveyor will review the plat. If approved, you must have the plat recorded by the County records.

Larry Taylor

SCHNITZER INVESTMENT CORP.

3200 NW Yeon Avenue P.O. Box 10047 Portland, Oregon 97210
Phone (503) 224-9900 Telex WLL 36-0144 FAX (503) 323-2804



July 20, 1994

City of Portland, Oregon
Bureau of Planning
1120 S.W. 5th, Room 1002
Portland, OR 97204-1966

Re: LUR 93-605 SU

Gentlemen:

Schnitzer Investment Corp. ("SIC") is hereby requesting that the plats for the referenced subdivision be forwarded to the County Surveyor prior to August 1, 1994 which is the deadline for public response. We are aware that if negative written comments are received it is possible that the plats may need to be returned to the Bureau of Planning. We are willing to accept that possibility.

Very truly yours,

SCHNITZER INVESTMENT CORP.

Linda M. Wakefield
Vice President

LMW:tfz



CITY OF

PORTLAND, OREGON

BUREAU OF PLANNING

Charlie Hales, Commissioner
 David C. Knowles, Interim Director
 1120 S.W. 5th, Room 1002
 Portland, Oregon 97204-1966
 Telephone: (503) 823-7700
 FAX (503) 823-7800

NOTICE OF A FINAL PLAT SUBMITTAL

Case File Number: LUR 93-605 SU

DATE: July 18, 1994
 TO: Interested Person
 FROM: Nancy Weisser, Senior Planner, Current Planning Section (823-7700)

Applicants: Schnitzer Investment, PO Box 10047, Portland 97210
Represented by: Linda Wakefield PHONE: 224-9900
Location: N Metra Way near N Burgard
Legal Description: Tax Lots 50 & 55, Section 35, T2N, R1W
Quarter Section: 1719, 1720, 1819, 1820
Neighborhood: St Johns
Zoning/Designations: IH, Heavy Industrial

The tentative plan for LUR 93- 605 SU was approved by the Land Use Hearings Officer . The applicant has submitted the plan to the Bureau of Planning for final plat approval as required by Title 34.20.070 of the City's Subdivision and Partitioning Regulations. This final technical review and approval by the Bureau of Planning ensures that the plat conforms with the approved tentative plan and with the conditions imposed by the review body. This is not an opportunity to add or change conditions or to review other issues.

You may review the materials submitted at the Bureau of Planning. If you would like to comment on this submittal, we need to receive your written comments by 5:00 PM on August 1, 1994. Please mail or deliver your comments to the address above, and include the Case File Number in your letter. It also is helpful to address your letter to me. We will mail you a copy of our decision only if you comment in writing to us. There will be no public hearing.

City Government Information TDD (for Hearing & Speech Impaired): (503) 823-6868

SCHN00162693

If you disagree with our approval of this final plat, you may appeal the decision to the Oregon Land Use Board of Appeals (LUBA). Issues which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. Also, if you do not raise an issue with enough specificity to give the Planning Bureau an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

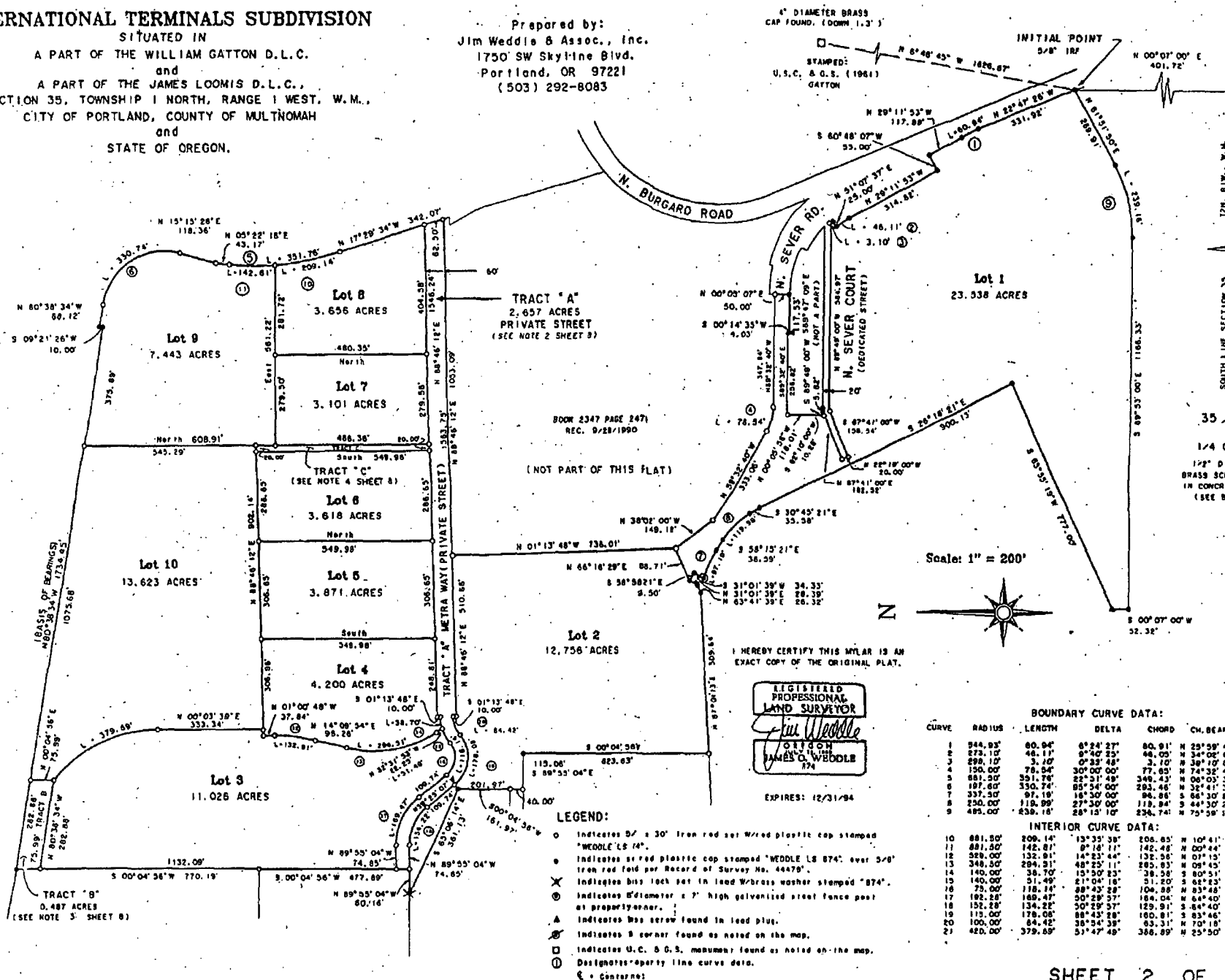
The file on this case is available for your review at our office, and I can provide some information over the phone. Copies of the submitted information are available for a fee.

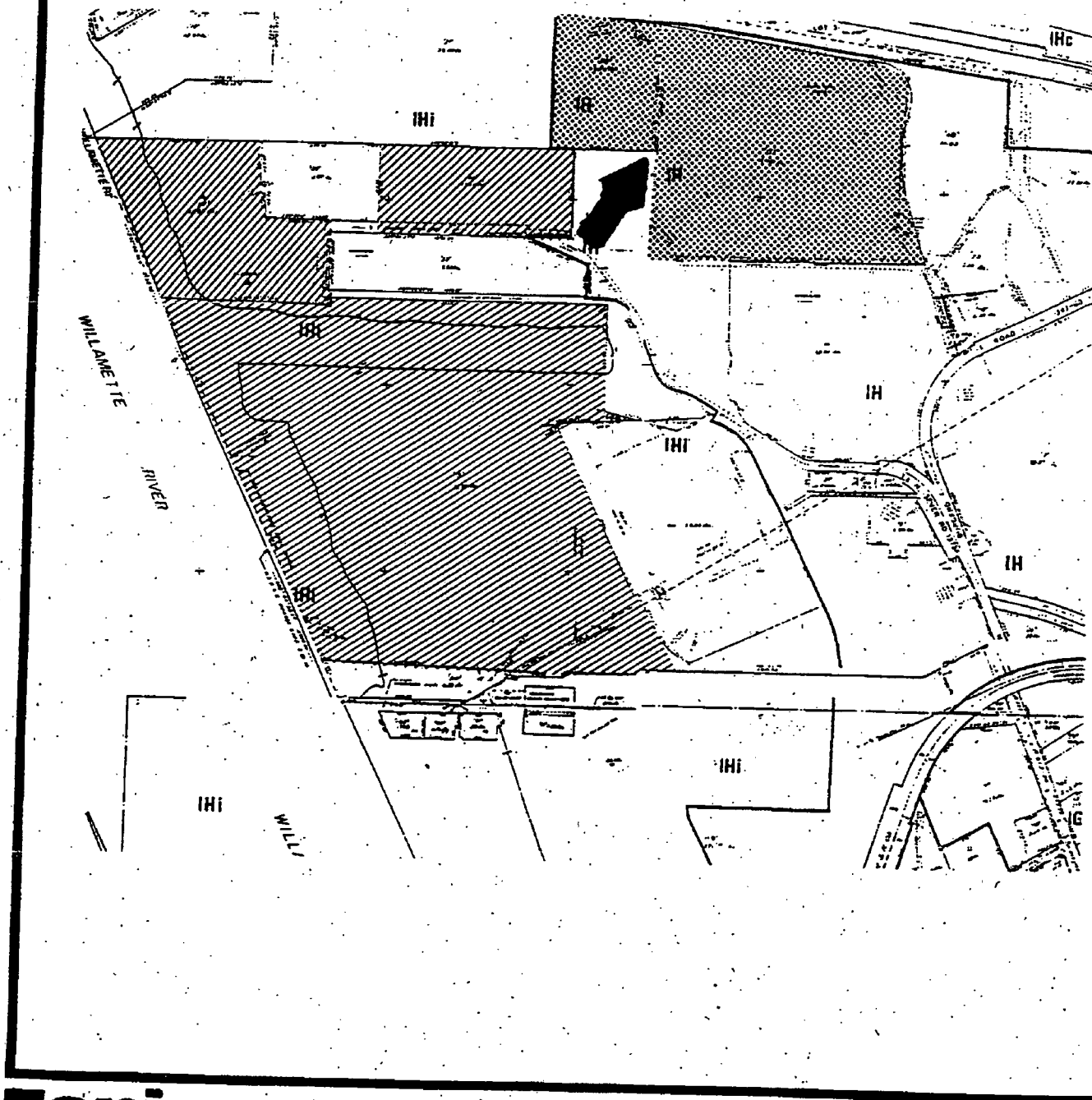
If you need a large-print copy of this notice or any documents on this case, call Nancy Weisser at 823-7700.

INTERNATIONAL TERMINALS SUBDIVISION

SITUATED IN
A PART OF THE WILLIAM GATTON D.L.C.
and
A PART OF THE JAMES LOOMIS D.L.C.,
SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, W.M.,
CITY OF PORTLAND, COUNTY OF MULTNOMAH
and
STATE OF OREGON.

Prepared by:
Jim Weddle & Assoc., Inc.
1750 SW Skyline Blvd.
Portland, OR 97221
(503) 292-8083





Zoning



Site



Property also owned

File No. LUR 93 - 00605 SU
 1/4 Section 1719, 1720, 1819, 1820
 Scale 1" = 200
 Request
 Exhibit B

SCHN00162696



CITY OF
PORTLAND, OREGON
BUREAU OF PLANNING

Charlie Hales, Commissioner
David C. Knowles, Interim Director
1120 S.W. 5th, Room 1002
Portland, Oregon 97204-1966
Telephone: (503) 823-7700
FAX (503) 823-7800

CC: LMW

May 2, 1994

Mr. Charles Ford
Schnitzer Investment Corp.
3200 NW Yeon
Portland, OR 97210


Dear Mr. Ford:

The purpose of this letter is to respond to your request that the Bureau waive our maintenance agreement policy as it applies to Time Oil Road. I am told that it is your position that Time Oil Road is not a part of your application. This is, in part, correct. It is not part of your major partition. The City's Land Division Ordinance, however, requires all lots to have access from a street, PCC 34.60.030 (D). Without Time Oil Road, these lots would have no access. This makes Time Oil Road essential to the creation of these tracts of land and a part of your proposal.

The City requires a maintenance agreement for all private streets. A part of the maintenance agreement is a hold harmless agreement. Since you cannot control the level of maintenance on Time Oil Road, we will not require the maintenance agreement, but in accordance with our policy will require a hold harmless agreement.

I hope this letter answers your questions:

Sincerely,


David C. Knowles

cc: Adrianne Brockman
Susan Feldman

SCHNITZER INVESTMENT CORP.

3200 NW Yeon Avenue P.O. Box 10047 Portland, Oregon 97210
Phone (503) 224-9900 Telex W.U. 36-0144 FAX (503) 323-2804



March 23, 1994

VIA FACSIMILE

Ms. Adrienne Brockman
Sr. Dep. City Attorney
City Attorney's Office
1220 SW Fifth Avenue, Room 315
Portland, OR 97204

RE: Schnitzer Investment Corp./Partition

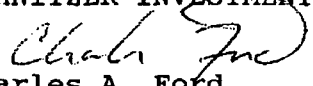
Dear Ms. Brockman:

Please be advised that Schnitzer Investment Corp. is today submitting its plat for lots 1 through 10, International Terminals Subdivision. Our submission includes the Private Street Maintenance Agreement, which is attached hereto for your reference. Please note that the maintenance agreement does not refer to the private roadway that connects Metra Way (Tract A) to either North Rivergate or North Burgard. It is my understanding from our previous conversation that you were going to be revisiting this issue with your superiors.

Please feel free to call if you have any questions.

Very truly yours,

SCHNITZER INVESTMENT CORP.


Charles A. Ford
Corporate Counsel

CAF:dr
SIC099.LTR

Attachment

cc: Ms. Linda M. Wakefield

SCHNITZER INVESTMENT CORP.

3200 NW Yeon Avenue P.O. Box 10047 Portland, Oregon 97210
Phone (503) 224-9900 Telex W.U. 36-0144 FAX (503) 323-2804



March 17, 1994

VIA FACSIMILE

Ms. Adrienne Brockman
Sr. Dep. City Attorney
City Attorney's Office
1220 SW Fifth Avenue, Room 315
Portland, OR 97204

RE: Schnitzer Investment Corp./Partition

Dear Ms. Brockman:

Thank you for your recent draft of a private street maintenance agreement. Therein, you include a provision whereby Schnitzer Investment Corp. ("SIC") agrees to indemnify the City for any costs or actions arising out of the use of both Tract A, which is currently owned by SIC, and the private roadway which connects Tract A to N. Burgard Road and N. Rivergate Boulevard. As you know, SIC does not have any ownership interest in the latter roadway.

Please be advised that SIC objects to having to give any indemnity with respect to a roadway in which it has no ownership interest. Many vehicles use that roadway and SIC cannot agree to be a private insurer for the City's benefit of whatever claims may arise in regard to the use of that roadway.

I am attaching, for your reference, a copy of the Report and Decision of the Hearings Officer pertaining to the platting of Metra Way as Tract A. The decision does not require SIC to indemnify the City from claims associated with the adjacent roadway, even though the City's planning department knew, from its prior discussions with SIC, that Tract A connected to that private roadway. We believe that your request is a new, significant restriction which is being placed upon SIC.

We request that you reconsider your requirement of an indemnity insofar as the adjoining roadway is concerned. I would appreciate your earliest possible response.

Very truly yours,

SCHNITZER INVESTMENT CORP.

Charles A. Ford
Charles A. Ford
Corporate Counsel

CAF:dr
SIC099.LTR

Attachment

cc: Ms. Linda M. Wakefield

SCHNITZER INVESTMENT CORP.

3200 NW Yeon Avenue P.O. Box 10047 Portland, Oregon 97210
Phone (503) 224-9900 Telex W.U. 36-0144 FAX (503) 323-2804



March 7, 1994

VIA FACSIMILE

Ms. Adrienne Brockman
Sr. Dep. City Attorney
City of Attorney
1220 SW Fifth Avenue, Room 315
Portland, OR 97204

RE: Schnitzer Investment Corp./Partition

Dear Ms. Brockman:

Further to our conversation of March 4, attached for your reference are the following:

1. Map of the major partition; and
2. Roadway Easement Agreement between Schnitzer Investment Corp. and Joseph T. Ryerson & Son, Inc.

I am advised that Tract "A" is the only access to the Ryerson property. The Ryerson property is not a part of the partition.

As I explained in our telephone conversation, Ryerson is unwilling to give an indemnity to the City unless Schnitzer Investment Corp. first agrees to give an underlying indemnity to Ryerson. I would appreciate your reviewing the attachments and contacting me at your convenience so that we can discuss this further.

Very truly yours,

SCHNITZER INVESTMENT CORP.

Charles A. Ford
Corporate Counsel

CAF:dr
SIC099.LTR

Attachments

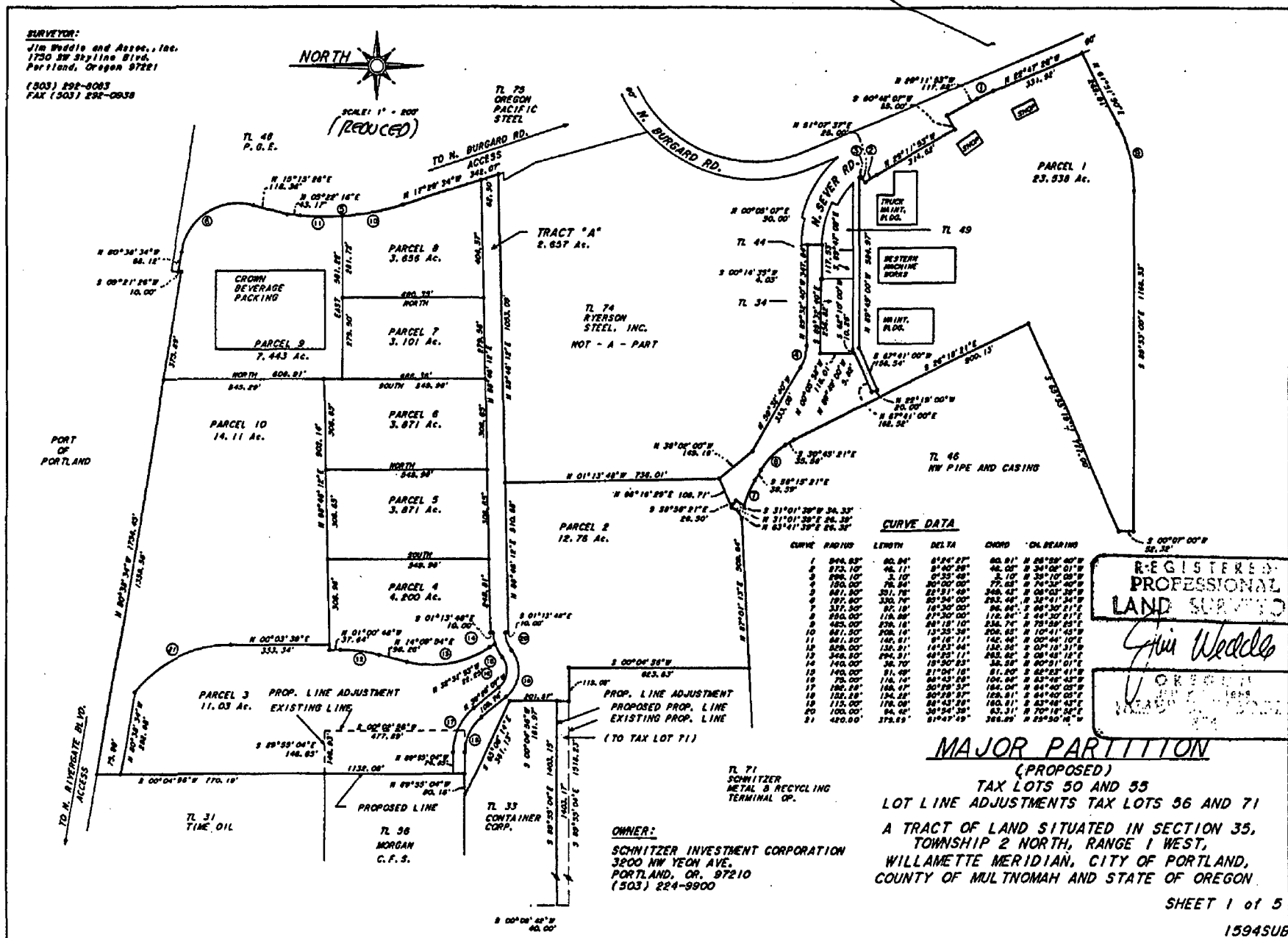
cc: Ms. Linda M. Wakefield

SURVEYOR:
Jim Waddle and Assoc., Inc.
1730 SW Skyline Blvd.
Portland, Oregon 97221

(503) 292-6083
FAX (503) 292-0538



SCALE: 1" = 200'
(REDUCED)



CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
1	904.83'	80.84'	6°54'27"	80.91'	N 88°10'40"W
2	873.10'	96.11'	8°40'29"	96.05'	N 84°08'01"W
3	890.10'	3.10'	0°35'48"	3.10'	N 80°10'00"W
4	100.00'	26.94'	30°00'00"	77.63'	N 74°32'40"W
5	861.00'	351.76'	24°51'49"	346.45'	N 68°03'28"W
6	107.80'	330.79'	80°54'00"	283.46'	N 36°41'34"W
7	337.50'	97.19'	16°50'00"	96.96'	N 64°30'51"E
8	850.00'	118.89'	8°30'00"	118.86'	N 64°30'51"E
9	403.00'	276.18'	26°18'10"	234.74'	N 78°59'25"E
10	861.50'	208.14'	13°35'38"	204.85'	N 10°41'45"W
11	861.50'	160.81'	10°18'11"	160.96'	N 00°46'10"E
12	828.00'	130.91'	14°23'44"	130.50'	N 0°18'31"W
13	348.80'	294.31'	64°50'11"	255.86'	N 01°43'12"E
14	140.00'	56.70'	18°50'55"	56.58'	N 00°31'01"E
15	75.00'	176.14'	86°43'28"	104.89'	N 83°46'45"W
16	186.89'	168.49'	50°18'57"	166.04'	N 64°40'05"W
17	132.28'	134.28'	50°39'37"	129.81'	N 64°40'05"E
18	115.00'	178.08'	84°53'28"	160.81'	N 83°46'45"E
19	100.00'	84.02'	36°54'38"	83.31'	N 70°18'56"E
20	100.00'	372.89'	81°47'19"	368.29'	N 25°50'16"W

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**
Jim Waddle
OREGON
JULY 1988
1594SUS

MAJOR PARTITION

(PROPOSED)
TAX LOTS 50 AND 55
LOT LINE ADJUSTMENTS TAX LOTS 56 AND 71
A TRACT OF LAND SITUATED IN SECTION 35,
TOWNSHIP 2 NORTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN, CITY OF PORTLAND,
COUNTY OF MULTNOMAH AND STATE OF OREGON.

SHEET 1 of 5

1594SUS

SCHN00162706

SCHNITZER INVESTMENT CORP.

LW copy

3200 NW Yeon Avenue P.O. Box 10047 Portland, Oregon 97210
Phone (503) 224-9900 Telex W.U. 36-0144 FAX (503) 323-2804



January 11, 1994

Mr. Tom Dixon
City of Portland
Bureau of Planning
1120 S.W. 5th, Room 1002
Portland, OR 97204-1966

Re: Partition No. 92-00273 WSP

Dear Tom:

As you will recall, we had several conversations about the fact that the original partition we had filed for our property at 12005 North Burgard Road is still a recorded document which will show up on any title report run for this property even though it is not going to be completed. I have attempted to find out what needs to be done but no one I have talked with at the City or County seems to have any idea how to expunge this from the record. I believe I left a couple of voice mail messages for you asking you to talk with the City Attorney's Office to see if they can determine what needs to be done. As of this date, I haven't gotten a response.

I would appreciate it if you would follow through on this request and let me know what we need to do in order to get this partition off of the record.

Very truly yours,

SCHNITZER INVESTMENT CORP.


Linda M. Wakefield
Vice President

LMW:tfz

c:wp\dixon

P H O N E M E M O	TO	Linda	DATE	5-20	TIME	1:30	AM
	FROM	Jim Weddles	AREA CODE				
	OF	office	NO.	Susan			
			EXT.	Feldman			
	M E S S A G E	March 24, 1994 was when they took 16 mylars + 56 blueprints to PDX planning for I.T. part subdivision.					
	PHONED <input checked="" type="checkbox"/> CALL BACK <input type="checkbox"/> RETURNED CALL <input type="checkbox"/> WANTS TO SEE YOU <input type="checkbox"/> WILL CALL AGAIN <input type="checkbox"/> SIGNED <input type="checkbox"/> WAS IN <input type="checkbox"/> URGENT <input type="checkbox"/>						

SCHN00162711



CITY OF

PORTLAND, OREGON

HEARINGS OFFICE

1120 S.W. 5th Avenue, Room 1017

Portland, Oregon 97204-1960

Elizabeth A. Normand, Land Use Hearings Officer
(503) 823-7719

William W. Shatzer, Code Hearings Officer

(503) 823-7307

FAX (503) 823-5370

Hearing Date: October 19, 1993
Decision Mailed: October 22, 1993
Last Date to Appeal: November 5, 1993
Effective Date (if no appeal): November 6, 1993

REPORT AND DECISION OF THE HEARINGS OFFICER IN UNCONTESTED CASE

File No.: 93-00605 SU

Applicant: Schnitzer Investment Corporation, P.O. Box 10047, 97210, deedholder.

Location: Metra Way (a private easement) near N. Burgard and N. Sever Roads.

Legal Description: Tax Lots 50, Section 35 T2N R1W (BK/PG 1500/0252) and Tax Lots 55, Section 35 T2N R1W (BK/PG 1500/0252). (Also owns Tax Lots 56, 57, 67 and 71, Section 35 T2N R1W.)

Quarter Sections: 1719, 1720, 1819 and 1820.

Neighborhood: St. Johns.

Zoning/Designations: IH, Heavy Industrial.

Land Use Review: Major land Division: 10-lot Subdivision.

Decision: It is the decision of the Hearings Officer to adopt and incorporate into this report the facts, findings, and conclusions of the Bureau of Planning in Sections I, II, and III of their Staff Report and Recommendation to the Hearings Officer dated October 4, 1993, and to issue the following approval:

Approval of 10-lot Major Land Division, subject to the following conditions:

- A. Metra Way (Tract A) shall be platted as a Tract A (private street) and shall be subject to the requirements of Title 24, as administered by the Bureau of Buildings.
- B. Storm drainage for the private street shall be designed to standards approved by the Bureau of Buildings.
- C. Private sewer easements shall be required for all public sewers located on private property, as approved by the BES. A public sewer easement over Metra Way shall be required for proposed public sewers and maintenance access, as approved by BES.

SCHN00162712

- D. The applicants shall provide channelization and delineation improvements of the private road intersection with North Burgard Road, subject to the review of the Bureau of Transportation Engineering and the Bureau of Traffic Management.
- E. The applicants shall execute street and storm sewer waivers of remonstrance.
- F. All lots on the final plat must satisfy Standard A of Table 140-3 specifying minimum lot sizes.

Basis for Decision: Staff Report in 93-00605 SU, Exhibits A through F 5, and the hearing testimony of Tom Dixon (Bureau of Planning) and Linda Wakefield (Applicant's Representative).



Phillip E. Grillo
Hearings Officer

Decisions of the Hearings Officer may be appealed to City Council. Unless appealed, this Decision of the Hearings Officer is effective on NOVEMBER 6, 1993, the day after the last day to appeal.

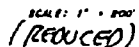
ANY APPEAL OF THIS ACTION BY THE HEARINGS OFFICER MUST BE FILED AT THE PERMIT CENTER ON THE FIRST FLOOR OF THE PORTLAND BUILDING, 1120 S.W. 5TH AVENUE, 97204 (823-7526) NO LATER THAN 4:30 P.M. ON NOVEMBER 5, 1993. An appeal fee of \$1,246.00 will be charged (one-half of the application fee for this case). Information and assistance in filing an appeal can be obtained from the Bureau of Planning at the Permit Center.

Failure to raise an issue by the close of the record at or following the final hearing, in person or by letter, precludes appeal to the Land Use Board of Appeals (LUBA) based on that issue.

Failure to provide sufficient specificity to allow the review body to respond to an issue raised precludes appeal to LUBA based on that issue.

Recording the final decision. Unless this decision is recorded within 14 days of the effective date, it will be void. The applicant, builder or a representative must submit this decision to the City Auditor's Office in City Hall, 1220 S.W. 5th Avenue, Room 202, Portland, Oregon. The Auditor will charge a fee, and will record this decision with the County Recorder. A building or development permit will be issued only after this decision is recorded.

(909) 292-8083
FAX (909) 292-0938



SCALE: 1" = 100'
(REDUCED)

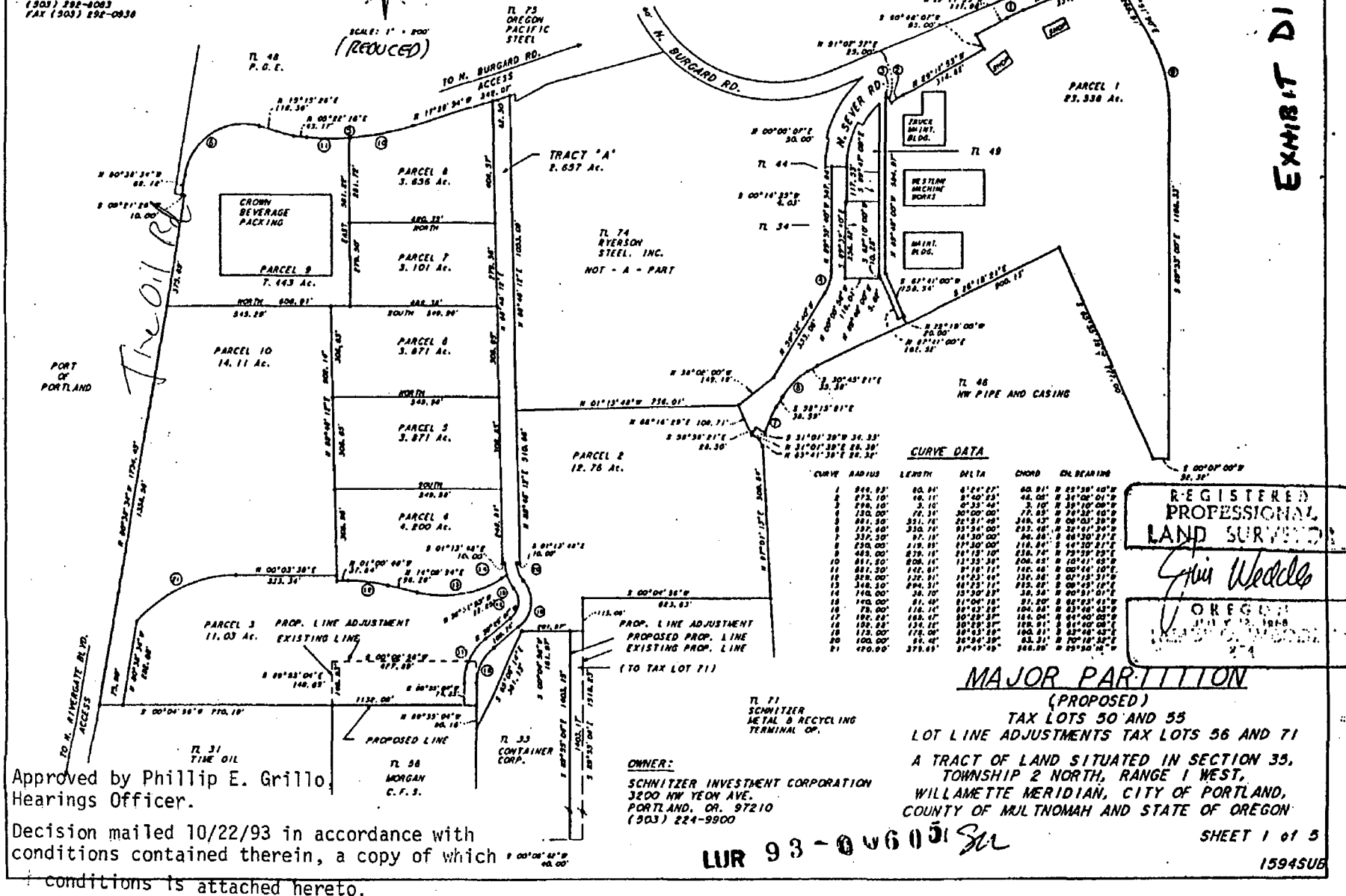


EXHIBIT D1

REGISTERED
PROFESSIONAL
LAND SURVEYOR

John W. Weddle
OREGON
JUL 12 1968
JUL 12 1968
24

MAJOR PARTITION
(PROPOSED)

TAX LOTS 50 AND 53
LOT LINE ADJUSTMENTS TAX LOTS 56 AND 71
A TRACT OF LAND SITUATED IN SECTION 33,
TOWNSHIP 2 NORTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN, CITY OF PORTLAND,
COUNTY OF MULTNOMAH AND STATE OF OREGON.

SHEET 1 01 5

15945UE

SCHN00162714

EXHIBIT D2

BENCH MARK:

City of Portland Brass Cap
No. 1362, in concrete NE
corner N. Burgard Rd.
viaduct over railroad and
90' S. of N. Terminal Rd.

Elevation = 73.853'
(COP DATUM)

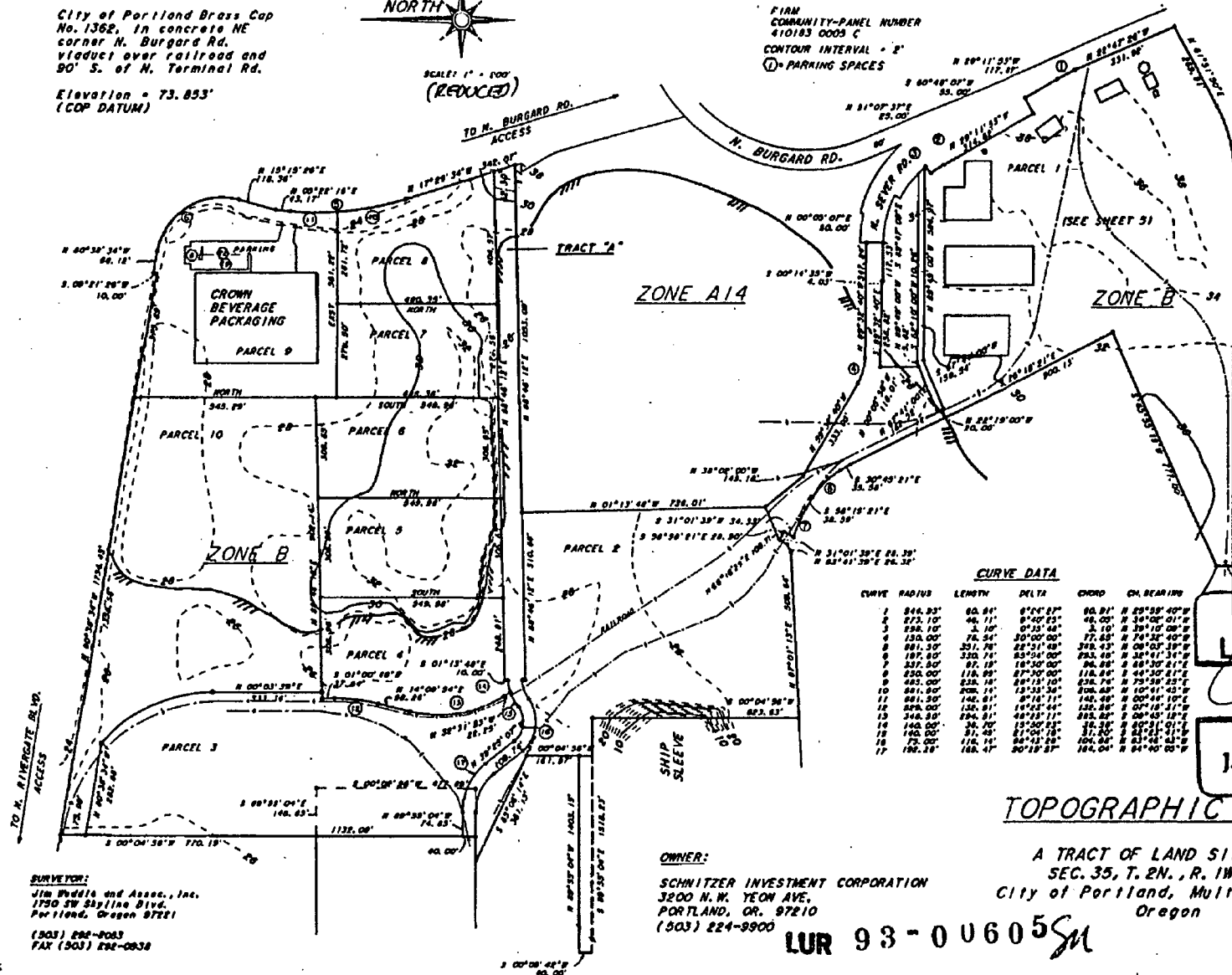


SCALE: 1" = 100'
(REDUCED)

LEGEND:

RAILROAD
100 YEAR FLOOD PLAIN

FIRM
COMMUNITY-PANEL NUMBER
410183 0005 C
CONTOUR INTERVAL = 2'
① = PARKING SPACES



CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
1	844.93'	60.91'	9°45'21"	80.91'	N 25°58'40"W
2	273.10'	46.11'	9°40'25"	46.00'	N 34°00'21"W
3	258.10'	3.10'	0°25'48"	3.10'	N 30°10'00"W
4	150.00'	76.54'	30°00'00"	77.43'	N 74°32'40"W
5	681.30'	351.70'	22°51'43"	349.33'	N 08°05'10"W
6	187.50'	330.76'	83°54'00"	293.46'	N 36°11'16"W
7	337.50'	97.19'	16°50'00"	96.88'	N 68°30'21"E
8	250.00'	116.09'	20°30'00"	116.00'	N 44°50'11"E
9	483.00'	828.16'	20°15'10"	828.76'	N 75°30'25"E
10	881.50'	208.16'	12°33'36"	206.63'	N 10°11'43"W
11	881.50'	146.61'	0°16'11"	146.58'	N 00°46'10"E
12	829.00'	130.91'	10°42'14"	128.89'	N 00°16'11"W
13	346.50'	294.61'	48°55'17"	285.80'	N 00°46'10"E
14	140.00'	34.70'	15°00'12"	34.58'	N 40°31'21"E
15	140.00'	31.49'	81°04'18"	31.40'	N 48°16'11"W
16	75.00'	116.14'	94°43'24"	106.64'	N 43°46'11"W
17	100.10'	169.41'	20°18'27"	164.04'	N 04°40'00"W

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James Weddle
OREGON
JULY 12, 1968
JAMES O. WEDDLE
874

TOPOGRAPHIC SURVEY

OWNER:

SCHNITZER INVESTMENT CORPORATION
3200 N.W. YEON AVE.
PORTLAND, OR. 97210
(503) 224-9900

A TRACT OF LAND SITUATED IN:
SEC. 35, T. 2N., R. 1W., W. M.
City of Portland, Multnomah County
Oregon

LUR 93-00605

SHEET 2 of 5
99TOPO

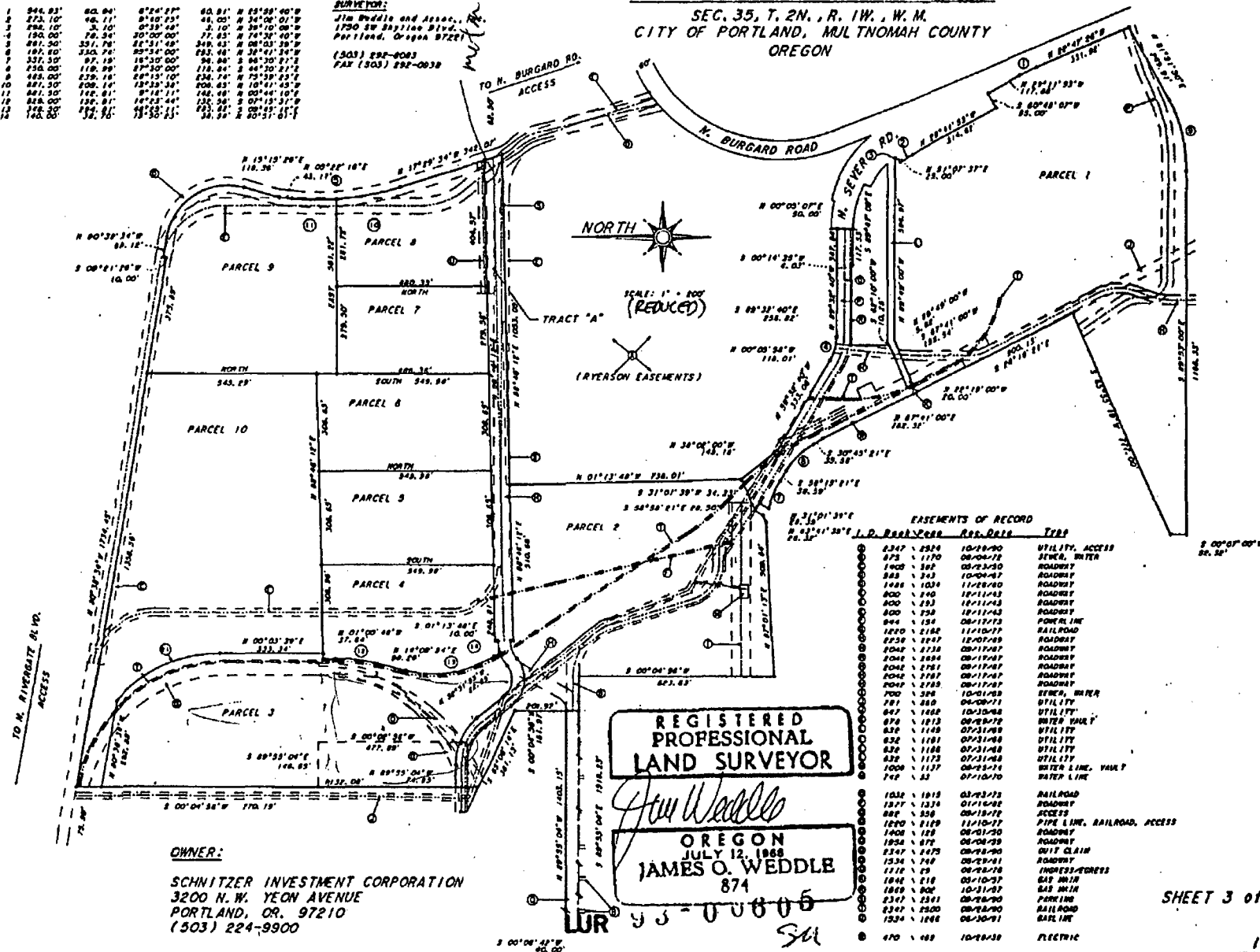
SCHN00162715

SURVEYOR:
Jim Buddie and Assoc.,
1750 SW Bayline Blvd.,
Portland, Oregon 97221
(503) 292-0083
FAX (503) 292-0032

SEC. 35, T. 2N., R. 1W., W. M.
CITY OF PORTLAND, MULTNOMAH COUNTY
OREGON

SURVEYOR:
Jim Biddle and Assoc.,
1750 SW Shayline Blvd.,
Portland, Oregon 97221
(503) 292-0083
FAX (503) 292-0032

EXIST D3



SHEET 3 of 5

1594EAS

SCHN00162716

REC'D SEP - 9 1993



CITY OF
PORTLAND, OREGON
BUREAU OF PLANNING

Charlie Hales, Commissioner
Robert E. Stacey, Jr., Director
1120 S.W. 5th, Room 1002
Portland, Oregon 97204-1966
Telephone: (503) 823-7700
FAX (503) 823-7800

September 8, 1993

Linda M. Wakefield
% Schnitzer Investment Corp.
P. O. Box 10047
Portland, OR 97210

Re: Case File 93-00605 SU

Dear Linda,

We have received your application for a 10-lot subdivision off of Time Oil Road and Metra Way, two private easements accessed from North Burgard Road, and consider it complete. Your case number is given above; the hearing is scheduled for October 19, 1993. I am the planner handling your case, and can answer any questions you might have during the process.

The Zoning Code requires you to post notice on the site of your proposal 30 days before the hearing. The information below will help you do this. If you did not pick up poster boards from the Permit Center when you filed your application, you can do so at any time.

- You must post one of these signs every 600 feet, or fraction thereof, on each street frontage of the property. Because you have approximately 50 feet of street frontage, you must post one sign. I am enclosing the notice that must be placed on the sign.
- These signs must be placed within 10 feet of the street frontage line, and must be visible to pedestrians and motorists. You may not post in the public right-of-way.
- Because the hearing for your case is scheduled for October 19th, you must post the notice by **September 19th**, 30 days before the hearing.
- A certification statement is enclosed, which you must sign and return. The statement affirms that you posted the site. It also confirms your understanding that if you do not post the notice by the date above, your hearing will be automatically postponed. In addition, time limits on our processing of your case will be waived. You must return this statement to us by **October 5th**, 14 days before the hearing.
- You should not remove the notice before the hearing, but it must be taken down within two weeks after the final decision is made on your request.

If you have any questions, please call me.

Sincerely,

Tom Dixon, AICP, City Planner
Current Planning Section

Encl:

Posting Notice
Statement Certifying Posting

cc: Application Case File

City Government Information TDD (for Hearing & Speech Impaired): (503) 823-6868

SCHN00162723

CASE FILE: LUR 93-00605 SU
REVIEWED BY: The Land Use Hearings Officer
WHEN: October 19, 1993 at 1:30 p.m.
WHERE: 1120 SW 5th, 2nd Floor, Room A

Applicants: Schnitzer Investment Corporation, deedholder
P. O. Box 10047
Portland, OR 97210

Representative: Linda M. Wakefield
% Schnitzer Investment Corporation
(telephone: 224-9900)

Location: Metra Way (a private easement) near North Burgard and North Sever Roads

Legal Description: Tax Lots 50, Section 35 T2N R1W (BK/PG 1500/0252) and
Tax Lots 55, Section 35 T2N R1W (BK/PG 1500/0252)
(Also owns Tax Lots 56, 57, 67 and 71, Section 35 T2N R1W)

Neighborhood: St. Johns

Zoning/Designations: IH, Heavy industrial

Land-Use Review: Subdivision

Proposal: A 10-lot subdivision with access from a private street (Metra Way) is proposed for this 87+ acre site. Most of this industrial land is unimproved except for proposed Lot 1, which contains Schnitzer Steel Industries and a building for West Machine Works, and proposed Lot 9 containing a building leased to Crown Beverage Packaging. In order to be approved, this proposal must meet the criteria in Title 34 Subdivision and Partitioning Regulations.

FOR FURTHER INFORMATION, CONTACT
City of Portland Bureau of Planning—Room 1002,
1120 SW Fifth Avenue, 97204-1966
Telephone: 823-7700 TDD 823-6868

If you have a disability and need accommodations, please call Faye Doty at 823-7700 (TDD: 823-6868). Persons requiring a sign language interpreter must call at least 48 hours in advance.

LMW
FYI

DATE: 9-15-93

TO: Tom Dixon, City Planner
Portland Bureau of Planning
1120 SW Fifth Avenue, Room 1002
Portland, Oregon 97204-1966

APPLICANT'S STATEMENT CERTIFYING POSTING


Case File LUR 93-00605 SU

This certifies that I have posted notice on my site as required by the Zoning Code. I understand that the hearing is scheduled for October 19, 1993, and that I was required to post the property at least 30 days before the hearing.

The required number of poster boards, with the notices attached, were set up on 9-15-93 (DATE). These were placed within 10 feet of the street frontage line so that they were visible to pedestrians and motorists.

I understand that this form must be returned to the Bureau of Planning no later than October 5th, 14 days before the scheduled hearing. I also understand that if I do not post the notices by 30 days before the hearing, or return this form by 14 days before the hearing, my hearing will automatically be postponed. I also understand this will result in a waiver of the time limits for processing my case.

In addition, I understand that I may not remove the notices before the hearing, but am required to remove them within two weeks of the final decision on my request.


Signature
LARRY D WALTER
Print Name
SCHNITZER INVESTMENT CORP
PO Box 10047
Address
Portland, OR 97210
City/State/Zip Code

Sent 9/15/93
✓

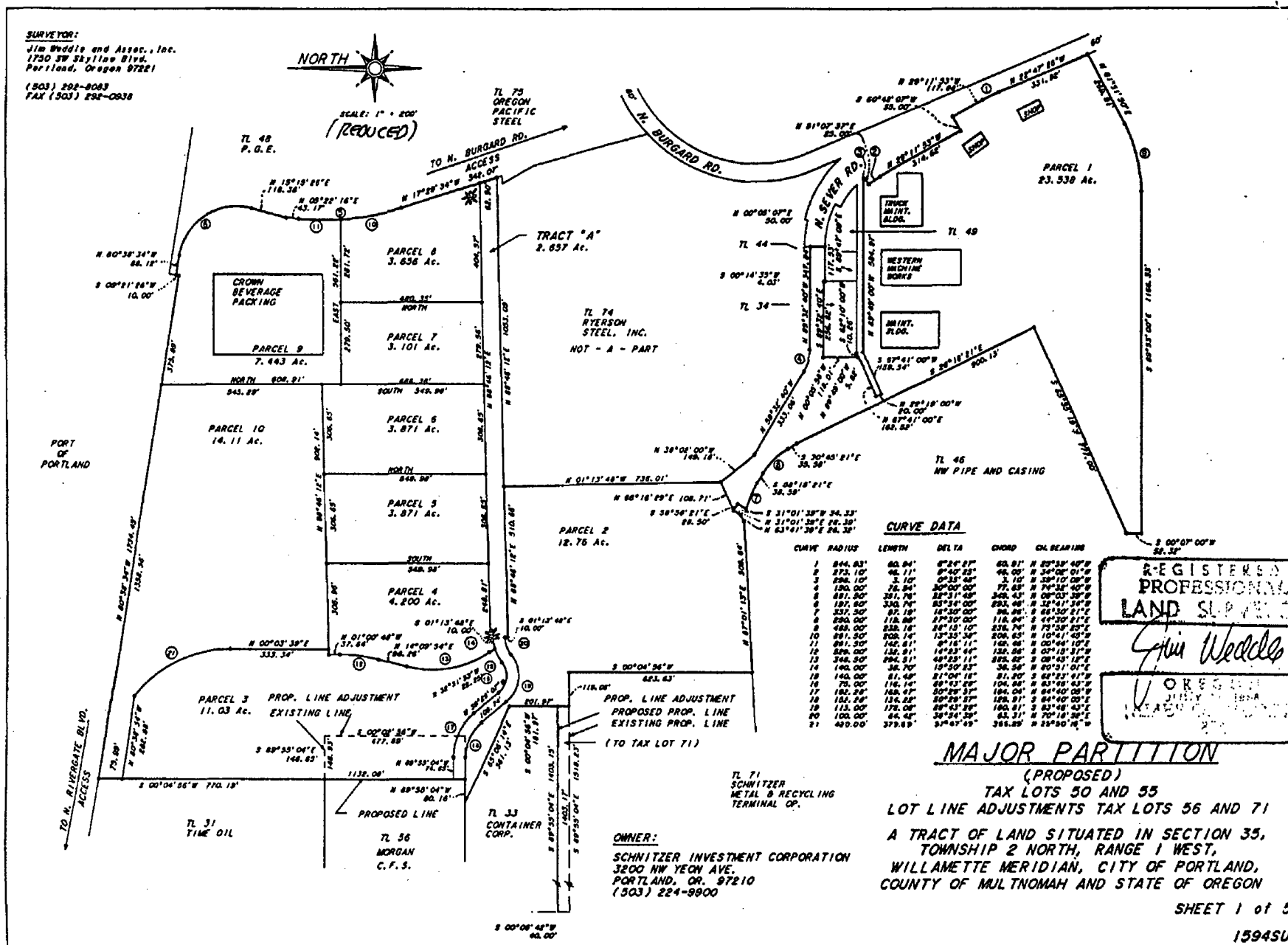
SCHN00162725

SURVEYOR:
Jim Weddle and Assoc., Inc.
1730 SW Skyline Blvd.
Portland, Oregon 97221

(503) 292-8063
FAX (503) 292-0938



SCALE: 1" = 200'
(REDUCED)



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Jim Weddle
JULY 1984
1594SUS

RECEIVED

JAN 28 1994

VAN DOMMELN LOOIJENGA
1 MCCARRR 17 RAUF

Administrative Appeal Action

Appeal No. P1Schnitzer, c/o VLMK Engineers, Owner
VLMK Engineers, Appellant
Art Atchison, Plans Examiner27358
1 story
Occ. B2
Type VN

Re: Erection of a New Structure

Proposed Use: New Warehouse Facility

12235 North Burgard

Item No. 1. (See Attachment)

The Administrative Staff reviewed the appeal, and the following decision was rendered:

1. Surface ponding for detention of storm water at parking areas: GRANTED PROVIDED the ponding at parking areas for public and employee passenger vehicles shall not exceed 1 1/2" at the deepest point and the ponding shall not cover more than one-half of the parking area. The ponding at other parking and maneuvering areas shall not exceed 6" at the deepest point and shall not cover more than one-half of those areas.

Post-It [®] brand fax transmittal memo 7671		# of pages = 4
To	LINDA WAKEFIELD	From
Co.	SCHNITZER	Co.
Dept.	FYI	Phone #
Fax #		Fax #

SCHN00162729

ITEM #1APPEAL #P1 (1-26-94)

Page 3 of 3

PLUMBING CODE APPEAL FORM

BUILDING CODE SECTION: 1401b **REQUIRES:** The disposal of all such drainage shall be in compliance with local ordinances, state rules and regulations. The Bureau of Buildings Policy and Procedures #D-3 also states that all roofs shall be provided with an adequate collection system which shall convey the storm runoff to an approved storm water system as approved by Chapter 14 of the UPC-Oregon Amendments.

PROPOSED DESIGN: (Describe the alternate methods and/or materials of construction to be used or that exist.)

A storm sewer system is being constructed for Schnitzer's properties of which Romar is building on one site. The design of this system requires each development to detain storm runoff on site with a pre-determined outflow rate. Using a 10 year design storm and an outflow rate of 1.62 cfs, the required detention volume for Romar's site is 5495 cubic feet. The storm sewer system has been designed so that during the 10 year storm event runoff will pond at the catch basins to a maximum depth of 5.4" (0.45 ft.). The depth of ponding is controlled at a pollution/flow control manhole. The maximum storage volume is reached at 25 minutes and the entire volume is conveyed offsite within approximately 2 1/2 hours.

REASON FOR ALTERNATE: (Describe why the alternate is required and how it will provide equivalent protection.)

Above ground ponding of storm water is a common detention design feature when grade problems exist. In this case, the ground water table is high (just below the surface in dock areas). This could potentially keep an underground detention pipe full, reducing the volume available for detention. There would also be problems getting adequate slope and cover on a large detention pipe.

Because the most of the ponding will occur in the dock areas, at a depth of 5.4" maximum (for a 10 year storm event), and the runoff will drain within approximately 2 1/2 hours, this system should not be a nuisance or a hazard to those employees working on-site.

SIGNED:


Appellant

SIGNED:


For Bureau of Buildings

SCHN00162730



CITY OF PORTLAND ENVIRONMENTAL SERVICES



1120 S.W. Fifth Ave., Room 400, Portland, Oregon 97204-1972
(503) 796-7740, FAX (503) 796-6995

ATTACHMENT

APPEAL #P1 (1-26-94)

October 19, 1992

Donald Whitehead
Westech Engineering Inc.
3421 25th St., SE
Salem, OR 97302

Post-It™ brand fax transmittal memo 7671		# of pages 2
To Kim M. Miller	From Lee Huerfano	
Co.	Co.	
Dept.	Phone # 323-7372	
Fax # 248-9263	Fax #	

Re. Bureau of Environmental Services Job No. 5016, N. Metra Way near N. Burgard,
Sonas Soil Recovery Site

Dear Mr. Whitehead:

The purpose of this letter is to outline the storm drainage requirements of the Bureau of Environmental Services (BES) for the above mentioned project. Plans submitted to BES propose construction of an 18" public storm sewer from the site to outfall into the Willamette River. The storm sewer is proposed to be built with less capacity than the required 10-year storm based on the assumption that all property in the drainage basin owned by Schnitzer Investment Corporation will detain stormwater on site. Before BES can approve any construction plans for this system the following conditions must be satisfied:

1. The drainage basin that will be served by the proposed storm sewer must be identified on public works plans, as approved by BES. On-site detention will be required for all of Schnitzer property using this storm sewer. The proposed storm sewer must provide capacity to a 10-year design storm for any properties that are in the basin but not owned by Schnitzer Investment Corporation.
2. As a condition of building the public storm sewer, water quality and containment facilities will be required for any property that discharges into this sewer. These water quality control facilities can be privately owned and maintained and be constructed as each property in the basin develops. Private water quality and containment facilities will require building permits and operation and maintenance plans, as approved by the Bureau of Buildings and BES. The developer also has the option of building regional public water quality control and containment facilities under a public works permit, as approved by BES.
3. A signed agreement from Schnitzer Investment Corporation will be required prior to issuance of the public works permit. This agreement shall state that on-site detention, water quality, and containment shall be required, as approved by BES, for

SCHN00162731

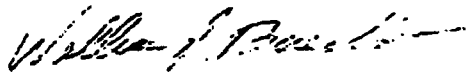
ITEM #1APPEAL #P1 (1-26-94)

all lots and for all developments on property owned by Schnitzer Investment Corporation. The agreement shall be approved by BES and the City Attorney's Office prior to acceptance and recording with Multnomah County.

4. A permit from the Division of State Lands to the City of Portland shall be required before issuance of the Public Works permit.
5. Public sewer easements will be required for any public facilities located on private property, including public storm and sanitary sewers, and water quality control and containment facilities, as approved by BES. A public sewer easement will also be required across Metra Way, from N. Burgard Street to the site, as approved by BES, for maintenance access.
6. All current City and State regulations shall apply to this development. Any future State and City regulations in effect shall apply to all future site development proposals at the time of City approval or building permit application.

If you have any questions regarding these conditions, please contact Linda Williams at 796-7766.

Very Truly Yours,



William J. Baechler, P.E.
Development Assistance

cc. Linda Wakefield, Schnitzer Investment Corporation

SCHN00162732

SCHNITZER INVESTMENT CORP.

3200 NW Yeon Avenue P.O. Box 10047 Portland, Oregon 97210
Phone (503) 224-9900 Telex W.U. 36-0144 FAX (503) 323-2804



August 25, 1993

Ms. Marilyn Leitz
Port of Portland
P.O. Box 3529
Portland, OR 97208

Re: Schnitzer Investment Corp.'s Application to City of Portland
for Major Partition at International Terminals

Dear Marilyn:

As a property owner in the vicinity of Schnitzer's International Terminals, I wanted to let you know that Schnitzer Investment Corp. has applied to the City of Portland for a Major Partition to reconfigure and divide our 2 tax lots comprising 87 acres into 10 smaller parcels. This "Major Partition" application accomplishes two things: (1) two of the new parcels better reflect the different operations of Schnitzer Steel Industries that have operated for decades; and (2) the balance of the lots divide vacant and unused land into smaller parcels for future sale and/or lease. In fact, if any of you desire additional land, we hope to have electrical utilities relocated and all sewer, water and storm drains in place within the next four months.

I have enclosed a copy of the application (without the abundance of attachments) and a map for your review. If you have any questions or concerns, please feel free to call me (323-2730) or Linda Wakefield (323-2732). Also, we'd be glad to meet with you if you'd like additional information.

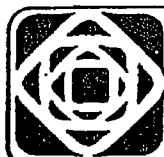
Sincerely,

SCHNITZER INVESTMENT CORP.

Roger J. Neu
Vice President

RJN/cmw
rjn\082493b.dty
Enclosures

SCHN00162734



City of Portland
Bureau of Planning
Land Use Permits Sections
1st Floor, Permit Center
1120 S.W. Fifth Avenue
Portland, OR 97204-1966
(503) 823-7526

Major Land Division Application

I hereby apply for the following land division, and submit the required information and fee:

- ☐ Major Partition (3 lots or less - with a private or public street created) = \$1,845 + \$50 /lot
- ☒ Subdivision (11 lots or more with no streets created or 4 or more lots with the creation of a street or 11 lots or less with no street but requiring adjustment(s)) = ~~\$1845 + \$50/lot~~
\$1952 + \$54/lot

1. Two copies of this form
2. Two copies of a written statement to explain the project and to justify the request
3. Copies of tentative plans: eight (8) copies for subdivisions; five (5) copies for partitions
4. The Lot Information Check Sheet with the lot information filled in.
5. One copy of the pre-application conference summary
6. Filing fee as listed above (make checks / money orders payable to the City Treasurer)

Legal description of property (as shown on County Tax Assessor's records) _____

Tax Lots 50 and 55, Section 35, T2N, R1W

Tax Assessor's	R-97135-0500
Account Numbers	R-97135-0550

Frontage/Street Address Time Oil Road, Metra Way Site Size 87+ acres 1719, 1720,
Cross Street North Burgard No. of Lots 10 Zone IB Map No. 1819, 1820

Does the owner of this site own any adjacent property? If yes, give legal description _____

Tax Assessor's	R-97135-0560
Account Numbers	R-97135-0570 R-97135-0670 R-97135-0710

Tax Lots 56, 57, 67 and 71

Designer/Representative (Print)	Business Name	Mailing Address/Zip Code	Day Phone
<u>Linda M. Wakefield</u>	<u>Schnitzer Investment Corp.</u>	<u>P.O. Box 10047 Portland, OR 97210</u>	<u>224-9900</u>

Signature(s) of All Owners	Print All Names	Mailing Address/Zip Code	Day Phone
<u>[Signature]</u>	<u>SCHNITZER INVESTMENT CORP.</u>	<u>P.O. Box 10047 Portland, OR 97210</u>	<u>224-9900</u>

By: [Signature]

Roger J. Neu
Vice President

Engineer/Surveyor (Print)	Business Name	Mailing Address/Zip Code	Day Phone
<u>James O. Weddle</u>	<u>Jim Weddle & Associates, Inc.</u>	<u>1750 SW Skyline Blvd. Portland, OR 97221</u>	<u>292-8083</u>

..... FOR OFFICE USE ONLY

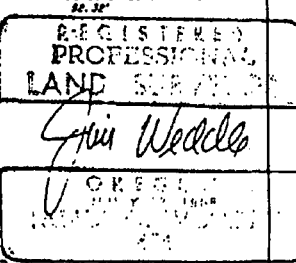
Permit Center Check By / Date _____ Receipt No. _____ PL

Additional Reviews (No. _____ Type _____)

Basic Fee _____
At Fee Of _____
Total Fee Paid _____



A simple compass rose with eight points. The word "NORTH" is written in a stylized, italicized font above the top point of the rose.



TAX LOTS 50 AND 55
LOT LINE ADJUSTMENTS TAX LOTS 56 AND 71
A TRACT OF LAND SITUATED IN SECTION 35,
TOWNSHIP 2 NORTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN, CITY OF PORTLAND,
COUNTY OF MULTNOMAH AND STATE OF OREGON

1594SUB

SCHN00162735



City of Portland
Bureau of Planning
Land Use Permits Sections
1st Floor, Permit Center
1120 S.W. Fifth Avenue
Portland, OR 97204-1966
(503) 823-7526

Major Land Division Application

I hereby apply for the following land division, and submit the required information and fee:

- ☐ Major Partition (3 lots or less - with a private or public street created) = \$1,845 + \$50 /lot
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\$1952 + \$54/lot

- Two copies of this form
- Two copies of a written statement to explain the project and to justify the request
- Copies of tentative plans: eight (8) copies for subdivisions; five (5) copies for partitions
- The Lot Information Check Sheet with the lot information filled in.
- One copy of the pre-application conference summary
- Filing fee as listed above (make checks / money orders payable to the City Treasurer)

Legal description of property (as shown on County Tax Assessor's records) _____

Tax Lots 50 and 55, Section 35, T2N, R1W

Tax Assessor's R-97135-0500
Account Numbers R-97135-0550

Frontage/Street Address Time Oil Road, Metra Way Site Size 87+ acres

Cross Street North Burgard No. of Lots 10 Zone IH Map No. 1719, 1720, 1819, 1820

Does the owner of this site own any adjacent property? If yes, give legal description _____

Tax Lots 56, 57, 67 and 71 Tax Assessor's R-97135-0560
Account Numbers R-97135-0570
R-97135-0670
R-97135-0710

Designer/Representative (Print)	Business Name	Mailing Address/Zip Code	Day Phone
<u>Linda M. Wakefield</u>	<u>Schnitzer Investment Corp.</u>	<u>P.O. Box 10047 Portland, OR 97210</u>	<u>224-9900</u>

Signature(s) of All Owners	Print All Names	Mailing Address/Zip Code	Day Phone
<u>[Signature]</u>	<u>SCHNITZER INVESTMENT CORP.</u>	<u>P.O. Box 10047 Portland, OR 97210</u>	<u>224-9900</u>

By: [Signature]
Roger J. Neu
Vice President

Engineer/Surveyor (Print)	Business Name	Mailing Address/Zip Code	Day Phone
<u>James O. Weddle</u>	<u>Jim Weddle & Associates, Inc.</u>	<u>1750 SW Skyline Blvd. Portland, OR 97221</u>	<u>292-8083</u>

..... FOR OFFICE USE ONLY

Permit Center Check By / Date _____ Receipt No. _____ PL _____

Additional Reviews (No. _____ Type _____)

Basic Fee _____
At Fee Of _____
Total Fee Paid _____

SCHNITZER INVESTMENT CORP.

3200 NW Yeon Avenue P.O. Box 10047 Portland, Oregon 97210
Phone (503) 224-9900 Telex W.U. 36-0144 FAX (503) 323-2804



August 23, 1993

Mr. Bill Beachler
City of Portland
Environmental Services
1120 S.W. 5th Avenue, Room 400
Portland, OR 97204-1972

Re: Major Partition Application
Pre-Application No. PC 93-156

Dear Mr. Beachler:

As you are aware, I have spoken with Linda Williams a couple of times regarding the sewer systems for the referenced partition. The parcel that is in question is Parcel 8 as shown on the attached Utility Plan. Because of the location of the 42" storm sewer line that runs through this parcel, we feel there is a chance that we might have difficulty developing or selling this parcel by itself because of the limitations it puts on the building location. We have, therefore, requested that we not be required to run both sewer and water lines to this parcel unless it is developed by itself.

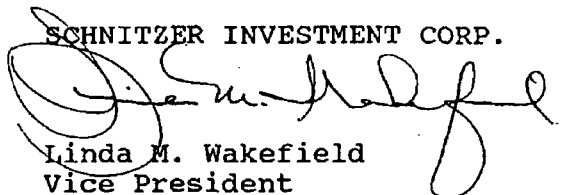
My understanding from Linda is that you are opposed to this condition. This letter is to request that you please reconsider your answer. I have enclosed a draft of a covenant which was prepared by our attorney which states that if a building permit is applied for on this parcel, we will run the sewer and water lines the balance of the way down Metra Way to serve this parcel. We would have this covenant recorded, thereby committing Schnitzer Investment to extend the lines.

We are really opposed to combining parcels 7 and 8 at this time because we feel it restricts our ability to sell off smaller parcels. The costs of the utility line installation for this partition are going to be substantial and we are concerned about spending additional money on lines which possibly might never be required.

We would be more than glad to meet with you to discuss this further to see if we can't work out some kind of an equitable arrangement. Thank you for your consideration.

Very truly yours,

SCHNITZER INVESTMENT CORP.

A handwritten signature in dark ink, appearing to read 'Linda M. Wakefield', is written over the printed name and title.

Linda M. Wakefield
Vice President

LMW:tfz

cc: Roger Neu

SCHN00162738

DRAFT

AGREEMENT

Schnitzer Investment Corp. ("SIC"), an Oregon corporation, is the owner of certain real property located in Portland, Oregon, the legal description of which is attached hereto as Exhibit A (the "Property").

SIC has submitted an application to the City of Portland ("City") to partition the Property into parcels, as designated by Exhibit B attached hereto.

The City, as a condition to approving SIC's partition application, has advised SIC that it will require that SIC extend the existing sewer and water lines to serve Parcel 8.

SIC has requested that any extension of sewer and water lines to Parcel 8 be deferred until such time, if any, that said parcel is developed as a single parcel of property.

The City has agreed to SIC's request that any extension be deferred until such time, if any, that SIC decides to develop said parcel as a single parcel of property.

NOW, THEREFORE, the parties agree as follows:

1. SIC will not be required to extend sewer and water lines to Parcel 8 as a condition for approval of its partition application.

2. In the event Parcel 8 is hereafter developed as an individual lot, and not as part of a development which includes one or more adjacent parcels, then SIC will, at its cost, install sewer and water lines to Parcel 8.

3. In the event Parcel 8 is hereafter developed as part of a development that includes one or more adjacent parcels, then SIC will not be obligated to install sewer and water lines to Parcel 8.

Dated this ____ day of _____, 1993.

CITY OF PORTLAND

SCHNITZER INVESTMENT CORP.

By: _____
Its: _____

By: _____
Its: _____

SCHN00162739

MAJOR LAND PARTITION
SCHNITZER INVESTMENT CORP.

DESCRIPTION

Schnitzer Investment Corp. ("SIC") proposes to create ten parcels out of an 87+ acre site comprised of Tax Lots 50 and 55. This site is part of a 210+ acre property owned by SIC and commonly known as International Terminals ("IT"). The balance of the IT site is developed with heavy industrial uses including a metal recycling yard and terminal/dock operation for ocean-going vessels, both operated by Schnitzer Steel Industries. Container Corp. of America, Ryerson Steel, Northwest Pipe and Casing, Time Oil Co. and Portland General Electric own properties surrounded by or adjacent to IT. The Port of Portland's Rivergate Industrial Park and Terminal 4 are adjacent to IT on the north and south, respectively. The entire site is zoned IH, Heavy Industrial.

In 1992, SIC submitted a major partition (File No. 92-00273 SP) for the same 87+ acre site. That partition was approved on July 9, 1992 and was filed in order to create two lots out of the 87+ acres. There were a number of issues that were resolved during that previous partition process which are applicable to this partition for ten lots and will be addressed again in this application.

The land to be partitioned is unimproved with the exception of Parcel 9 which is 7.4 acres containing a 100,000 square foot building leased by SIC to Crown Beverage Packaging and Parcel 1 which contains five buildings; four being used by Schnitzer Steel Industries and the fifth is leased to Western Machine Works. The purpose of the partition to divide the balance of the undeveloped land into parcels of suitable size for future sale or lease; and to divide Tax Lot 55 into a more logical configuration by creating Parcels 1 and 2.

SECTION 34.20, STEPS TO APPROVAL OF A MAJOR LAND DIVISION

34.20.040:

A.1.a. through e.: The general information required is provided on the attached application form and the accompanying tentative plan.

A.2.a. through i.: The descriptions of existing conditions are provided on the accompanying tentative and supplemental plans. There are no natural features such as rock outcroppings, marshes, wooded areas, or fish and wildlife habitats. The only water course near the property is the Willamette River which is shown on the

tentative plan. The present use of all existing structures to remain on the property after platting have been described under Description, above.

A.3.a. through c: There are no proposed new streets. The existing roads, easements, dimensions and size of lots and parcels are all shown on the attached plans. The entire parcel is exempt from solar access requirements.

A.3.d. and e.: The proposed uses of the property were described under Description above. The existing buildings will remain under the same use and the unimproved land will be held for sale or lease. No areas will be dedicated to the public. Improvements, including any required street planting, will be done at the time each lot is developed.

A.3.f. through i.: The information required is provided on the tentative plan and the utility plan.

A.3.j.: The property in question is not subject to flooding.

SECTION 34.50, PRINCIPALS OF ACCEPTABILITY

34.50.010: This application will have no adverse impact on existing arterial or collector streets in the surrounding area. The application is in conformance with the Arterial Streets Classification Policy because North Burgard, the nearest public street, is a designated truck route with adequate capacity to accommodate anticipated truck traffic.

34.50.015 through 34.50.080: These sub-sections either do not apply or are not relevant to this partition.

34.50.090: The property in question is not subject to flooding, mud or earth slides, or any other factors which might be harmful to current or future property owners.

SECTION 34.60, DESIGN STANDARDS

34.60.010 Streets: No new street improvements are being proposed at this time.

34.60.020 Easements:

A. All easements will meet the requirements of 34.60.020 A.

B. No watercourses traverse the property.

C. The area is one of industrial use with heavy truck traffic and, accordingly, is not an appropriate area for a bicycle or pedestrian way.

34.60.030 Lots and Parcels:

A. The parcels exceed the minimum lot size and minimum dimension standards of Section 33.140.200 C.5.

B. The side lines of the undeveloped parcels are generally at right angles to Time Oil Road and Metra Way.

C. There are no proposed double frontage lots.

D. All parcels abut a street for a width of at least 25 feet.

E. Finally, as the contour and flood plain map shows, the undeveloped sites are all above the 100 year flood plain in compliance with 34.60.030 E.

SECTION 34.70, IMPROVEMENTS

34.70.20:

A. Streets: The partitioned land will be served by two existing roads. The northernmost road, Time Oil Road, is owned primarily by the Port of Portland. There are numerous easements for this road which goes from North Burgard Road into the Port's Rivergate Industrial Park. SIC acquired rights to use the road when we purchased the majority of the IT property from Broadway Holding in 1972 (Book 883, Page 791) and when we purchased another parcel from Consolidated Freightways ("CF") in June of 1973 (Book 933, Page 1902). The Warranty Deed from the CF purchase reads as follows:

"Together with the right of ingress and egress over the permanent common user roadway easement and the right to install facilities for utility services along said roadway as granted in deeds, including the terms and provisions thereof, to Northwest Terminal Company, an Oregon corporation, recorded December 11, 1943 in Deed Book 800, at pages 225 and 240."

We have verified through Chicago Title Company that there is no question that SIC has rights for the use of Time Oil Road and the right to grant to others a common use of the roadway. Attached as Exhibit "A " are copies of the easements which give SIC these rights.

Plans are currently in progress for improving Time Oil Road and a draft of the "Roadway Improvement Agreement" between SIC, the Port of Portland, etc. is attached as Exhibit "B". The roadway improvement is expected to be completed by October 30, 1993. This Agreement will provide for the cost of the planned improvement (10-15 year expected life) as well as the sharing of future maintenance and repair costs. As a part of the improvement of Time Oil Road, painted channelization and delineation improvements will be made to the entrance where Time Oil Road intersects with North Burgard

Road. This was a requirement under the Report and Decision of the Hearings Officer on the previous partition which is attached as Exhibit "C".

The second roadway which will be used to serve most of the partitioned property is Metra Way, again a private road which is owned by SIC. Because of the configuration of this new partition, we have determined that making Metra Way a Tract "A" is the most reasonable way to proceed. Any purchasers of the newly-partitioned property will then have an undivided interest in the Tract "A". As shown in Section IV.A., the Hearings Officer stated that the roadway should be improved to meet the requirements of Title 24 City Building Regularions. However, as shown on Exhibit "D", a letter dated August 11, 1992 from Charles K. Stalsberg, Plan Review Manager for the City, the decision was made to accept the road in its existing condition with some improvement requirements for parcels as they are improved. Mr. Stalsberg has stated that he is willing to agree to the same decision for this partition.

B. Storm Sewers and Drainage: Under our previous application, we had come to agreements with the Bureau of Buildings and the Bureau of Environmental Services ("BES") regarding the storm water drainage. As shown on the utility drawing, we propose to construct a storm sewer and outfall into the Willamette River. We have received approval from the Corps of Engineers and DEQ for this outfall, including an NPDES permit for outfall into the river. These approvals are attached as Exhibit "E". The new line will then be connected to a storm line to be installed along the north side of Metra Way to serve Parcels 2 and 4 through 8 and then north between Parcels 6 and 7 to serve Parcel 10. Parcel 9 will continue to be served as shown on the utility drawing. Prior to the unimproved properties being developed, we would propose to run the line along Metra Way only as far as the east side of Parcel 6 and then north to Parcel 10. If Parcels 7 and 8 are eventually sold as one parcel, they could be serviced off of the line running between Parcels 6 and 7 and there would be no need to extend the line the balance of the way down Metra Way. We would be willing to sign and record a covenant stating that if Parcel 8 is ever sold by itself, SIC or its assignees would then extend the line to the south boundary of Parcel 8. (We believe there is a 50:50 chance Parcel 8 will be sold or leased with Parcel 7 and rather than install a line that may never be used, we believe this method protects the City and is a wise use of SIC resources.)

All sites using the storm sewer will be required to have on-site detention, water quality and containment facilities when developed. Metra Way already has a private storm system which was accepted earlier by the Bureau of Buildings. Charles K. Stalsberg stated in his letter attached as Exhibit "D" that grading of the frontage to catch basins when new parcels are being developed would be required. Erosion control will also be provided where required.

We are also investigating the possibility of connecting some, if not all, of Parcels 3 through 10 into the existing 42" storm sewer that runs north and south through the east side of Parcels 8 and 9. If it is determined that this is feasible, we will immediately discuss this alternative with BES to see if it is acceptable to them.

C. Sanitary Sewers: The sanitary sewer will originate from the public line running north and south along the west boundary of the property as shown on the utility drawing and will be extended to serve Parcels 2 and 4 through 9. As stated above, we would not initially run the line down Metra Way to service Parcel 8 but would sign and record a covenant to do so if and when Parcel 8 is sold. Parcel 10 will be served by the sanitary sewer previously used for Parcel 9 as shown on the attached utility drawing. Parcel 3 can be connected directly to the public sewer line when developed. All sewers will be located in recorded easements.

D. Water System: The Water Bureau has agreed to allow the installation of a public water line in Metra Way, coming off of the 24" public transmission main which runs north and south through IT. This line will serve Parcel 2 and Parcels 4 through 8. Again, we would intend to extend the line only to the east side of Parcel 6 until we know if Parcel 8 will be developed separately. The Water Bureau has also agreed to allow a public line running from Metra Way north between Parcels 6 and 7 from which SIC will run a line to Parcel 9. Parcel 9 is currently served by both sanitary and water through lines that run directly east from the public lines on the west side of the property. It is intended that Parcel 10 will be served by those existing lines and new lines will be run to Parcel 9. This is in response to the statement made by the Water Bureau in the Pre-Application Summary and our meetings with the Water Bureau. SIC will pay all costs for the installation of the new lines and will execute a Water Facility Easement. Parcel 1 is currently served by water as shown on the attached utility drawing and if Parcel 3 is ever developed, it can be served directly from the transmission line.

E. Sidewalks: There are no proposed improvements at this time that would require the construction of sidewalks.

F. Bicycle Ways: This entire area is one of industrial use with heavy truck traffic and, accordingly, is not an appropriate area for a bicycle way.

G. Electrical and Other Wires: Parcels 9 and 10 will continue to be served by electricity from overhead poles which run along Time Oil Road. The existing overhead poles which run south through Parcels 10 and 4 will be removed and underground lines will be installed on the north side of Metra Way in conjunction with PGE. This new underground line will serve Parcels 3 through 8. Parcels 1 and 2 will continue to be served by existing overhead lines.

ADJUSTMENTS

We believe that no adjustments are necessary. All parcels are larger than the minimum lot size and dimensions. The tentative plan shows the parking and loading for Parcels 1 and 9 which are already developed.

OREGON TRANSPORTATION RULE

This entire area is one of industrial use with heavy truck traffic and, accordingly, is not an appropriate area for a bicycle or pedestrian way.

RESPONSE TO STAFF COMMENTS:

Water Bureau: Discussed under 34.70.20D. above.

Transportation Engineering and Traffic Management: Discussed under 34.70.20A. above.

Bureau of Environmental Services: Discussed under 34.70.20C. above. The attached utility plan shows all proposed easements which are in compliance with Bureau requirements. Erosion control will be provided where required.

Planning: The majority of these comments have been addressed above. The decision was made to partition this part of the property into 10 parcels so that future minor land divisions will not be necessary. We have discussed above how the conditions imposed by the Hearings Officer in the previous case (LUR 92-00273SP) are being met. We are not proposing to change any of those conditions. Based on a conversation with Terry Beck from the Bureau of Fire, he does not anticipate that they will have any requirements until the unimproved parcels are developed. The currently developed parcels are served by fire hydrants and are servicable by public and private streets.

Attached as Exhibit "F" is a copy of the Pre-Application Conference Summary.

SCHNITZER INVESTMENT CORP.

3200 NW Yeon Avenue P.O. Box 10047 Portland, Oregon 97210
Phone (503) 224-9900 Telex W.U. 36-0144 FAX (503) 323-2804



August 20, 1993

Ms. Leona Mahoney
8638 North Lombard, #331
Portland, OR 97203

RE: Major Land Division of Existing
Schnitzer Investment Corp. Land

Dear Ms. Mahoney:

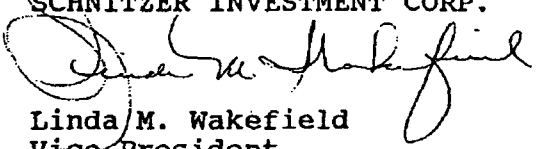
We understand that you are the contact for land-use issues in the St. John's neighborhood. This letter is to make you aware of a land-use action we are taking with the City of Portland and to offer to meet with you if you have any questions.

Schnitzer Investment Corp. is submitting an application to divide our two tax lots, part of what is generally referred to as International Terminals, into ten parcels. Schnitzer Steel Industries, Inc. (a sister company and lessee of Schnitzer Investment Corp.) has operated from this site for decades. We now want to reconfigure the 2 tax lots totalling 87 acres into 10 parcels that: (1) better reflect the different operations of Schnitzer Steel Industries; and (2) divide the vacant and unused land into smaller parcels for future sale or lease.

Enclosed is a copy of our Major Land Division Application which we are submitting to the City on this date. If, after reviewing this application, you have any questions or would like to arrange a meeting, please don't hesitate to call me.

Very truly yours,

SCHNITZER INVESTMENT CORP.


Linda M. Wakefield
Vice President

LMW/cmw
rjn\082093.dty

Enclosure (w/out exhibits)

cc: Roger Neu, Schnitzer Investment Corp.
Tom Zelenka, Schnitzer Steel Industries, Inc.



CITY OF
PORTLAND, OREGON
OFFICE OF CITY ATTORNEY

Jeffrey L. Rogers, City Attorney
1220 S.W. 5th Avenue
Portland, Oregon 97204
(503) 823-4047

August 19, 1993

RECEIVED

AUG 19 1993

INTEROFFICE MEMORANDUM

TO: Tom Bizeau
Mike Hayahawa
Sheila Frugoli
Steve Gerber

Al Burns
Tom Dixon
Ruth Selid
Miriam Hecht

Planning Bureau
B106/R1002

FROM: Adrianne Brockman *AB*
Deputy City Attorney

**CITY OF PORTLAND
BUREAU OF PLANNING**

SUBJECT: Model Maintenance Agreements

Attached please find three revised model maintenance agreements to be given to land developers. The agreements are:

1. Declaration of Private Street Maintenance Agreement.
2. Declaration of Private Storm Sewer Maintenance Agreement.
3. Declaration of Private Street and Private Storm Sewer Maintenance Agreement.

Please review them and advise me of any changes which you would propose. I will look forward to a response from you as soon as possible because the Bureau of Buildings is already using the forms. You may also want to use them immediately and that is fine.

AB\kb
lube\also\model.msm



CITY OF

PORTLAND, OREGON

BUREAU OF PLANNING

Charlie Hales, Commissioner
Robert E. Stacey, Jr., Director
1120 S.W. 5th, Room 1002
Portland, Oregon 97204-1966
Telephone: (503) 823-7700
FAX (503) 823-7800

PRE-APPLICATION CONFERENCE SUMMARY

Pre-Application No.: PC 93 - 156

Date of Conference: June 23, 1993

Applicant or Rep.: Linda Wakefield, PO Box 10047, Portland OR 97210
Site Location: N Burgard, Metra Way
Site Area: 87+ acres
Legal Description: Tax Lot 50 and 55, Section 35, T2N, R1W
Map No.: 1719-20, 1820
Zone: IH, Heavy Industrial zone
Description of Plan: Major land division for 10 lots
Present at Conference: Nancy Weisser, Bureau of Planning, 823-7700
Tom Chambers, Water Bureau, 823-7477
Mike Coleman, Traffic Management, 823-5227
Glen Pierce, Transportation Engineering, 823-7079
Linda Williams, Environmental Services, 823-7766
Larry Conn, Jackson, Beall et al, 228-8100
Roger Neu, Schnitzer Investment, 323-2730
Linda Wakefield, applicant, 323-2732

1. APPLICATIONS REQUIRED:

Type of <u>Proc.</u>	Land-Use <u>Review</u>	<u>Code Sections</u>	<u>Filing Fee</u>
III	Major Land Division Title 34 Adjustments (concurrent)		\$1845 plus \$50/lot reduced fee if needed \$350 ea

After July 1, 1993, the fees will be:

III	Major Land Division Title 34 Adjustments (concurrent)		\$1952+ \$54/lot reduced fee if needed \$380.50
-----	--	--	--

Posting required for Type III reviews. \$5/sign required at time of application.
Applicant must pay highest fee (major land division) in full, and reduced fee for the
second and third highest fee (i.e. adjustments). Fees are non-refundable.

City Government Information TDD (for Hearing & Speech Impaired): (503) 823-6868

SCHN00162761

2. OWNERSHIP:

The application must include the signatures, addresses and phone numbers of the current contract purchaser(s) or, if none, the deedholder(s) of all property owners. If the owners of record are not as shown on the Tax Assessor's records, you must provide the book and page where the sales document is recorded; a copy of the recorded contract or deed may also be required at time of application. Contact the Multnomah County Department of Assessment and Taxation (248-3375, 610 SW Alder Street, Portland), to clarify the ownership of this property if there is any error in the legal description or the ownership. This is the responsibility of the owner/ applicants or their representative. If the ownership is incorrect or incomplete, the application will not be processed and may be returned to you.

Note: the ownership must include all lots and parts of lots included in the proposal as well as any adjacent property in the same ownership.

3. DRAWINGS:

Site Plans: You must submit eight (8) copies of each required plan, with an extra 8 1/2" by 11" copy of each. Your plans for this proposal should include the following information:

Existing Conditions:

- all requirements of 33.730 (application requirements)
- all requirements of 34.20.040 (Subdivision requirements)
- all existing improvements, buildings, easements, culverts and drainageways, driveways, cleared areas, roadways. Identify which buildings will be retained and which buildings will be removed. Indicate clearly the use of all buildings.
- all significant natural features, trees, vegetative cover and understory, the 100 year flood plain etc.
- show landslide potential, soil types, etc. on plan.
- show all on site utilities and connections to existing buildings or structures.
- show distances from all existing improvements to proposed property lines.

Proposed Improvements/Tentative Plan

- all requirements of 34.20.040. Show all proposed lot numbers .
- show all proposed improvements including: lots and tracts (with dimensions), grading, streets, easements, vegetation to be preserved, areas of clearing, drainageways, etc.
- show distances from all proposed improvements to proposed property lines.
- show existing parking lots and loading areas.

Elevations:

- accurate topography information must be submitted (on existing conditions map)
- slope analysis for site in general, lots (on tentative plan) need to be provided.

Grading Plan:

- a proposed grading plan for the site is required if grading is proposed.

Utility Plan:

- show existing and proposed water service plans.
- show storm sewer or storm water disposal improvements, and sanitary disposal improvements.
- show traffic circulation on and abutting the site including street sizes, level of improvement and condition.
- show off site bus lines, transit designated streets and the bicycle and pedestrian system to support direct on-site services.
- show any existing and proposed easements.

Adjacent Areas:

- a plan must be submitted showing properties abutting the site which includes zoning, land uses, circulation systems, public service facilities, natural features and structures.

4. **WRITTEN STATEMENT:** You must submit two copies of a written statement with your application, demonstrating how the proposal complies with the code criteria and applicable policies. A complete written statement will help your chances of approval. For your proposal, the statement must include:

- **Describe project.** Indicate method/timing of services, number of lots, and how each lot meets the IH lot size and frontage requirements. Use Chapter 33.140 for lot sizes requirements of 40,000 sq ft per lot.

Subdivision: Address compliance with all relevant approval criteria, including those for subdivisions (34.50 and 34.60), and any adjustments from Title 33 and Variance from Title 34. Address the Principles of Acceptability (especially the Comprehensive Plan, Streets and Land Suitability. Address the Design Standards (Streets, Easements, Lot and Parcels). Solar Access does not apply in an industrial zone. Review the Improvement and Improvement Guarantee and other portions of Title 34. Lots must be numbered.

If the requirements of Title 34 are not met, Variances and modifications from Title 34 must be requested and justified as listed in 34.100. All lots should abut a public or private street or refer to the previous decision to allow access on the easement. The applicant may wish to consider a private street due to the increase in the number of lots and the future ability for minor land divisions.

which will be precluded with the easement road. Explain the maintenance of the street. The applicant should make a special request of the Hearings Officer to allow the access easement. Variances from Title 34 are processed as part of the major land division as listed in 34.100.

Adjustments: It appears that adjustments should not be needed if the lot size, dimension are met. Also show that any developed parcels meet the code requirements for parking and loading and development standards. If the development standards are not met, list all adjustments for each lot. Address the 5 approval criteria in Chapter 33.805 for each adjustment.

- Address the Oregon Transportation Rule .

5. STAFF COMMENTS: (Summary of Discussion)

It is important to read all comments from bureaus. They may contain information/requirements not discussed or available at the pre-app.

- Describe the proposal and specific design.

Water Bureau

There is a problem serving Lots 9 and 10 because they have no frontage on Metra Way. There is a service to Lot 9 which will become as problem because the service will cross over the future Lot 10. A new service will be needed for Lot 9 which does not cross another lot. Work with the Water Bureau to resolve the water problems and easements. There is a 24 inch water main along the western property line.

Transportation Engineering

Streets should remain in private ownership. There are improvements to the entry area at N Burgard which are needed. The Transportation Engineering responses is substantially the same as for the previous case.

Traffic Management

The intersection with Burgard needs stripping and traffic management controls.

Bureau of Environmental Services

The Bureau of Environmental Services (BES) notes that the site is served by sewers. Due to the increase in the number of lots, additional sewer extension may be needed. Sewers may be located in easements. No filling, excavation or structures are permitted in the easement area without BES permission. Easements are a minimum of 15 ft wide, and are wider if additional services are located in the easements.

Storm water may not be piped into the sanitary system. Indicate how storm water will be managed on the streets and sites (under the jurisdiction of the Bureau of Buildings). Storm water may be disposed of to the river. Corps of Engineers permits may be required. A detention system may be needed. Show your storm drainage calculations for the site. Water quality facilities will be needed prior to disposal in the river.

Show all current utilities; easements will be required if sewers cross another lot. N Metra will require a private storm system under the jurisdiction of the Bureau of Buildings. Erosion control will be required. A NPDES permit will be needed. Work with BES to resolve storm and sanitary sewer issues, assurances of sewer extensions and easements.

Planning

The applicant must address the Subdivision (Title 34) criteria. This includes how the IH base zone is met. Check for setbacks (rare in an IH zone), adequacy of parking (Chapter 33.266) and for future parking landscaping as listed in 33.266.130E/Table 266-4. If there are provisions of Title 33, the zoning code, which area not met, apply for the Adjustment concurrently. Address the approval criteria listed in 33.805 for each adjustment. Adjustments should not be needed and the applicant is encouraged to show that all current development will meet the code requirements without the need for adjustments.

Approval Criteria

Within Title 34, address in detail the Principles of Acceptability and Design Standards. If there are any provisions of Title 34, the subdivision code, which area not met, apply for the Variance concurrently (see 34.100). Address the approval criteria listed in 34.100 for each variance.

Address why the proposed design is the best design and how other designs have been explored and are not as suitable. The applicant is encouraged to design for multiple smaller lots in order to sell off one, two or more lots to suit various tenants or purchasers.

History considerations

Address how the conditions in the previous case (LUR 92-273SP) are met, will continue or should be changed. Changes to conditions should be noted and explain why the change should be granted. Explain why the Hearings Officers decision regarding the road should be continued for this request. The lack of a private or public street will make minor land divisions in the future difficult to grant. Explain how Lots 9 and 10 are permitted to use the road to the north. Show the street circulation in this area and how streets do not dead end without a turn around. Work with the fire bureau regarding circulation on-site and to any adjacent public or private streets.

Address in detail the water and sewer solutions.

The applicant may use as much of the materials, staff report and Hearings Officers decision from LUR 92-273SP to assist in making the application where the materials are still correct and applicable.

- Address the Oregon Transportation Rule for transit, pedestrian and bicycle travel. These encourage alternative mode of transportation and decreases upon the dependence of the automobile.

6. **COMMENTS / OTHER BUREAUS** If your proposal will impact the city's urban services or if you need to meet certain code requirements for occupancy of the structure, you should contact the following bureaus or use the attached list of meeting attendants:

- | | |
|----------------------------------|------------|
| • Environmental Services | (823-7006) |
| • Transportation Planning | (823-7704) |
| • Transportation Engineering | (823-7081) |
| • Traffic Management | (823-5185) |
| • Water Bureau (Tom Chambers) | (823-7477) |
| • Bureau of Buildings | (823-7003) |
| • Fire Bureau (Terry Beck) | (823-7535) |
| • Park Bureau(Forestry Division) | (823-4489) |

7. **NEIGHBORHOOD ASSOCIATION:** We recommend that you contact the neighborhood association for your area and inform them of your plans. The neighborhood associations and contact persons are:

Association Name: St Johns Neighborhood Association
Contact Person: Leona Mahoney, 8638 N Lombard #441, Portland 97203
Telephone: 727-2441

8. **ITEMS GIVEN TO APPLICANT OR ENCLOSED:**

- Copies of responses from bureaus.
- application packet
- code excerpts

NOTE: A copy of this summary must be submitted with your application.

This pre-application conference is good for one year from the date of the conference.

NWeisser

Pre-application Conference Handouts as a part of this application

X Cover folder, Application (including Type II and III procedures), Pre application conference purpose, Pilot Project by ONA - neighborhood mediation, Fee Schedule, Type II and Type III process, Site plan information

☒ Goal 6, Transportation Element & Oregon Transportation Rule
☒ Adjustments packet and approval criteria
___ Comprehensive Plan Map Amendment packet and approval criteria
___ Comprehensive Plan Goals & Policies book
___ Housing Mitigation and Pool information
___ Conditional Use packet and approval criteria ___ Development Standards
___ Design Review packet and approval criteria ___ Special Guidelines
___ Excavations and Fills packet and approval criteria
___ Hazardous Substances packet and approval criteria
___ Historic packet and approval criteria ___ Specific information
___ Zone change Amendment packet and approval criteria

Base Zone information:

___ OS ___ SF ___ MF ___ C ☒ E & I

Overlay Zones:

___ h b d f n r g o r i t s e c s x with map ___ c, p packet and approval criteria
___ E zone Examples ___ Portland Plant List ___ Specific ESEE

Additional Use and Development Regulations

___ 203 Acc Home Occupation	___ 205 Accessory Rental
___ 209 Aviation	___ 212 Bed and Breakfast
___ 216 Cluster Housing	___ 219 Convenience Store
___ 222 Demolition	___ 224 Drive Through Facilities
___ 229 Elderly/Handicap Housing	___ 232 Essential Service Providers
___ 236 Floating Structures	___ 239 Group Living
___ 243 Helicopter Landing	___ 248 Landscaping and Screening
___ 251 Manu Hsing, Mobile Hm Pk	___ 254 Mining and Waste Related
___ 258 Nonconforming Use	___ 262 Off site Impacts
___ 266 Parking and Loading	___ 269 Planned Unit Development
___ 272 Public Recreational Trails	___ 274 Radio and TV Broadcast Facilities
___ 277 Residential Flag Lots	___ 281 Schools and School sites
___ 284 Self Service Storage	___ 286 Signs
___ 288 Special Setbacks	___ 291 Substandard Residential lots
___ 293 Superblocks	___ 296 Temporary activities

___ Plan District: _____ Other: 92-2738P HO Report

☒ Major Land Division Application; Title 34
___ Minor Land Division Application and Title 34 excerpt

___ Copies of bureau responses DD, Trees, Water, BES, TE

Materials not received may be obtained from the Permit Center.

SCHN00162767



CITY OF
PORTLAND, OREGON
BUREAU OF BUILDINGS

1120 S.W. 5th Avenue
Portland, Oregon 97204-1992
Mailing Address: P.O. Box 8120
Portland, Oregon 97207-8120
(503) 823-7300
FAX: (503) 823-6983
TDD: (503) 823-6868

June 18, 1993

TO: Nancy Weisser
Planning Bureau

FROM: Chuck Stalsberg *CS* Terry Beck *TB*
Bureau of Buildings Bureau of Fire

RE: Pre-Application Conferences

The following is information to be provided the applicant. Names and phone numbers of Bureau staff that can provide additional information have been included. In most cases, it will not be possible for Bureau representatives to attend the conferences. If the applicant has questions that cannot be answered by staff, they may direct them to me (Chuck Stalsberg) at 823-7340 or Terry Beck at 823-7535. *7798*

PC 93-156

June 23, 1993

10:30 a.m.

A request for a Major Land Division to create a 10 lot industrial subdivision in the vicinity of N. Burgard and Metra Way. Access to all lots is by private street.

REGARDING FIRE DEPARTMENT ACCESS AND FIRE FLOW

Fire Department access is to be provided to all proposed development sites. Such access along with fire hydrant location and fire flow are to be designed in accordance with the Uniform Fire Code and be specifically approved by the Fire Marshal. These issues are addressed in Fire Bureau Policy B-1, a copy of which is attached. Questions regarding these requirements may be directed to Terry Beck at 823-7535 between the hours of 10:00 a.m. and 4:00 p.m., Monday through Thursday.

REGARDING SITE SUITABILITY FOR DEVELOPMENT

The Bureau of Buildings will be assisting the Planning Bureau in making a determination as to whether any Planned Unit Development or Subdivision site is, or is not, suitable for development because of its topography or geological history. Our determination will be based on whether the site has specific development hazards such as, but not limited to, land steepness, landslide potential, waterway siltation, or flood plain impact, that cannot be reasonably

SCHN00162768

mitigated so as not to have any detrimental effect to the site and/or adjacent property.

For the Bureau to assist in the finding of site suitability, a site specific, detailed, geotechnical report is required to be submitted with the application for PUD or SD approval. This report shall map all geotechnical hazards such as slides, springs, soil creep, road or side cast fills and provide recommendations as to whether these hazards should be avoided by roadway or building development or stabilized and supported. The report should address erosion control during and after construction of all site development work. Specific areas of concern are the protection of all natural drainage courses, adjacent property and public streets. The report should also address design and construction of all roadways, including maximum cut and fill slopes, sub-grade preparation and fill compaction. Lastly, the report should address whether special precautions or foundations are to be used for any particular site areas. An application without a site specific report with sufficient detail will leave us with no choice except to make a recommendation that the site is not suitable for development.

We also request that preliminary grading plans be provided with the PUD/SD application that show the extent of all anticipated cut/fill work.

The applicant, at their discretion, may request a site visit and discussion with the Building Bureau's Geotechnical Engineer, Bill Freeman, P.E., to discuss the content of the report. This process is recommended only for sites with known slides, steep slopes, private streets or natural drainage courses. Mr. Freeman may be reached at 823-7537 between the hours of 10:00 a.m. and 4:00 p.m., Monday through Friday. Please allow ten working days from the time of call to date of meeting. Fees for this service will be directly charged to the applicant at \$35.00 per hour.

REGARDING PRIVATE STREETS AND GRADING ON PRIVATE PROPERTY

Whether the streets proposed may be private streets instead of public streets is to be specifically approved by the Bureau of Transportation, Street Systems Management (Glen Pierce at 823-7079). If it is determined that a private street is appropriate, the following requirements will apply:

A building permit from the Bureau of Buildings will be required for the construction of all private streets and for any associated or other grading, cutting or filling on private property. This permit is required prior to the commencement of any earthwork.

Private streets are required to be designed by a registered civil engineer to City of Portland Standard Construction Specification (COPSCS) or to a comparable design life approved by the Bureau of

Buildings. All inspection of private streets shall be done by or under the direction of the design engineer, and shall include all testing required by COPSCS. At the completion of the work, a summary letter of compliance by the design engineer will be required. A copy of the latest specifications may be obtained by contacting the Department of Transportation Engineering.

Attached are general information sheets on private street and grading/filling requirements.

Questions regarding the above requirements and related information sheets may be directed to Bill Freeman, P.E., at 823-7537, between the hours of 10:00 a.m. and 4:00 p.m., Monday through Friday.

The width and geometry of all private streets shall meet the requirements of the Bureaus of Fire and Traffic Engineering.

A plumbing permit from the Bureau of Buildings will be required for private water and sewer lines located in private streets. Easements and maintenance agreements between affected property owners will be required and are to be recorded at the County Court House. A copy of the easements and maintenance agreements, along with the recorded book and page number, will be required to be submitted with the building permit application for each affected property. Questions regarding these requirements may be directed to Don Stewart, Chief Plumbing Inspector, at 823-7255, between the hours of 10:00 a.m. and 4:00 p.m., Monday through Friday.

REGARDING GRADING PERMITS

A grading permit from the Bureau of Buildings will be required prior to the commencement of any site clearing or preliminary rough grading. This permit is required irrespective of whether proposed streets are public or private. The purpose of the permit will be to review all proposed grading and the impact of this grading on designated open spaces, natural drainage courses, drainage reserves or similar features.

Submittal documents for this permit are to include complete grading and erosion control plans prepared by a civil engineer. Erosion control plans are to be prepared in accordance with the 'Erosion Control Plans Technical Guidance Handbook', a copy of which is attached.

Submittal documents are also to include a site specific soils report. In addition to those issues mentioned under 'Site Suitability', the report shall address appropriate factors for the removal/disposal of storm water. Note that the rainfall intensity shall be considered to be 3"/hour (10-year storm over 5-minute duration).

PC 93-156 (Continued)

June 23, 1993

10:30 a.m.

Questions regarding approval criteria or submittal requirements pertaining to grading permits may be directed to Bill Freeman P.E. at 823-7537.

SCHN00162771

CKS



CITY OF
PORTLAND, OREGON

BUREAU OF BUILDINGS

1120 S.W. 5th Avenue
Portland, Oregon 97204-1992
Mailing Address: P.O. Box 8120
Portland, Oregon 97207-8120
(503) 796-7300
FAX: (503) 796-6983
TDD: (503) 823-6868

August 11, 1992

Ms. Linda Wakefield, Vice President
Schnitzer Investment Corporation
P.O. Box 10047
Portland, Or 97210

Re: Roadway Improvements
Major Partition File No. 92-00273 SP

Dear Ms. Wakefield:

This letter is in response to your question as to whether additional improvement is required to Metra Way, an existing private street connecting via easement with North Burgard.

Having reviewed the Hearing Officer's conditions of approval in conjunction with a visit to the site, it is our decision to not require that Metra Way be improved to Title 24 Standards at this time. We do require that the north frontage abutting the new 9-acre parcel be improved to code, including curbs and grading to catch basins, in conjunction with the building permit for the development of that parcel; and that similar improvements be made as new parcels and/or development occur. It is not the intent of this requirement to require street improvements in conjunction with future alterations or additions to existing buildings unless such alterations or additions in themselves require new connections with Metra Way.

Please feel free to call me at 823-7340 if I can be of further assistance. Thank you for your patience and cooperation in resolving this matter.

Yours truly,

CHARLES K. STALSBERG
PLAN REVIEW MANAGER

CKS:jd
cc: Tom Dixon

Attachments: Condition of Approval 92-00273 SP
8 1/2" x 11" Major Partition Plan

SCHN00162772

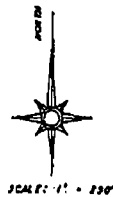
Adjacent property owners testified that there is a need for additional road improvements at the intersection of Metra Way with Burgard. They testified to difficulties at that intersection and at the intersection to the south. However, the traffic impacts of the proposed use were reviewed in the previous Conditional Use case, LUR 91-00835 CU AD. Additional conditions are not necessary. This review is solely for the partitioning, and not for the specific use proposed.

The Office of Transportation has clarified its intent in the Conditional Use by asking that the applicant do some channelization and delineation improvements at the intersection of Metra Way and N. Burgard Road. The applicant is willing to provide those improvements as described at the hearing.

IV. DECISION

Approval of a major partition to create a 9-acre lot out of portions of 9.75- and a 77.46-acre lots, subject to the following conditions:

- A. The existing roadway shall be improved to meet the requirements of Title 24 City Building Regulations. The private street must connect with a public street. The applicant must submit a copy of the maintenance agreement for the private street for review and approval by the Bureau of Buildings.
- B. Storm drainage for the private street shall be designed to standards approved by the Bureau of Buildings.
- C. Private sewers must be located in recorded easements. A maintenance agreement is required for all private sewers. Plumbing permits are required for private sewers.
- D. Each lot shall be individually connected to a public sanitary sewer, as approved by the Bureau of Environmental Services.
- E. The applicant shall provide channelization and delineation improvements of the private road intersection with N. Burgard Road, subject to the approval of the Bureau of Transportation Engineering and the Bureau of Traffic Management.
- F. The applicants shall execute street and storm sewer waivers of remonstrance with the Bureau of Transportation Engineering.
- G. This decision must be recorded by the City Auditor's Office, as described below.
- H. A building permit, occupancy permit, or development permit will be obtained before carrying out this project. At the time they apply for a permit, permittees will demonstrate compliance with:
 - All conditions imposed here.
 - All applicable development standards, unless specifically exempted as part of this land use review.
 - All requirements of the Building Code.
 - All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.



SCALE: 1" = 200'

(PROPOSED)
MAJOR LAND PARTITION
 A TRACT OF LAND SITUATED IN SECTION 35,
 TOWNSHIP 8 NORTH, RANGE 1 WEST,
 WILLAMETTE MERIDIAN,
 CITY OF PORTLAND,
 COUNTY OF MULTNOMAH AND
 STATE OF OREGON.
 (TAX LOTS 30 & 35)

OWNER:
 SCHNITZER INVESTMENT CORPORATION
 3200 N.W. TECH AVENUE
 PORTLAND, OR 97210
 (503) 224-9900

SURVEYOR:
 JIM WEDDLE & ASSOC., INC.
 1730 S.W. 36TH AVE. S.W.
 PORTLAND, OR 97211
 503-248-4043

REGISTERED PROFESSIONAL LAND SURVEYOR
Jim Weddle 4/10/92
 OREGON
 JAMES G. WEDDLE
 574

COPIES DATA

1. 20' x 10' x 10'	2. 20' x 10' x 10'
3. 20' x 10' x 10'	4. 20' x 10' x 10'
5. 20' x 10' x 10'	6. 20' x 10' x 10'
7. 20' x 10' x 10'	8. 20' x 10' x 10'
9. 20' x 10' x 10'	10. 20' x 10' x 10'
11. 20' x 10' x 10'	12. 20' x 10' x 10'
13. 20' x 10' x 10'	14. 20' x 10' x 10'
15. 20' x 10' x 10'	16. 20' x 10' x 10'
17. 20' x 10' x 10'	18. 20' x 10' x 10'
19. 20' x 10' x 10'	20. 20' x 10' x 10'
21. 20' x 10' x 10'	22. 20' x 10' x 10'
23. 20' x 10' x 10'	24. 20' x 10' x 10'
25. 20' x 10' x 10'	26. 20' x 10' x 10'
27. 20' x 10' x 10'	28. 20' x 10' x 10'
29. 20' x 10' x 10'	30. 20' x 10' x 10'
31. 20' x 10' x 10'	32. 20' x 10' x 10'
33. 20' x 10' x 10'	34. 20' x 10' x 10'
35. 20' x 10' x 10'	36. 20' x 10' x 10'
37. 20' x 10' x 10'	38. 20' x 10' x 10'
39. 20' x 10' x 10'	40. 20' x 10' x 10'
41. 20' x 10' x 10'	42. 20' x 10' x 10'
43. 20' x 10' x 10'	44. 20' x 10' x 10'
45. 20' x 10' x 10'	46. 20' x 10' x 10'
47. 20' x 10' x 10'	48. 20' x 10' x 10'
49. 20' x 10' x 10'	50. 20' x 10' x 10'
51. 20' x 10' x 10'	52. 20' x 10' x 10'
53. 20' x 10' x 10'	54. 20' x 10' x 10'
55. 20' x 10' x 10'	56. 20' x 10' x 10'
57. 20' x 10' x 10'	58. 20' x 10' x 10'
59. 20' x 10' x 10'	60. 20' x 10' x 10'

NOTES:

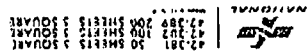
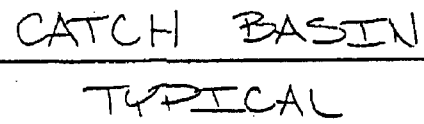
1. SITE AREA: (Tax Lots 30 & 35) 87.2 acres.
2. All existing facilities served by utilities.
3. Contours shown are based on C.O.P. data.
4. 100 Year Flood Plain data based on U.S.G.S. data.
 (See COMMUNITY PANEL NO. 410183 0003 C PANEL 5 OF 50).

EXHIBIT E

LUR 92-002735P₁₅₉₄

SCHN00162774

7-23-92



SCHN00162775

SCHNITZER INVESTMENT CORP.

3200 NW Yeon Avenue P.O. Box 10047 Portland, Oregon 97210
Phone (503) 224-9900 Telex W.U. 36-0144 FAX (503) 323-2804



July 23, 1992

Mr. Jim Harris
Bureau of Buildings
P.O. Box 8120
Portland, OR 97207

Re: Roadway Improvements
Major Partition File No. 92-00273 SP

Dear Jim:

Per our conversation, Schnitzer Investment Corp. has been granted approval for a major partition to create a nine acre lot out of two larger lots at our International Terminals property located at 12005 North Burgard. I have enclosed a map showing the nine acre site outlined in red and the private road, Metra Way, outlined in blue.

The Hearings Officer Decision approving the partition contained two conditions which had not been discussed previously and which I am trying to get resolved. These two conditions are as follows:

- 1) The existing roadway shall be improved to meet the requirements of Title 24 City Building Regulations.
- 2) Storm drainage for the private street shall be designed to standards approved by the Bureau of Buildings.

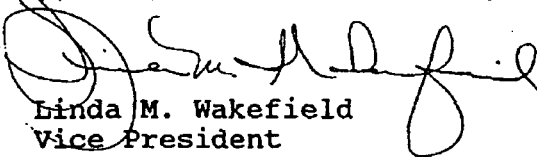
My understanding is that Title 24 requires that a private street have a minimum of 6" of base rock and 3" of asphalt paving, however, I have not personally seen the document to verify this. Metra Way has been in existence for many years and was upgraded about 12 years ago when the Metra Steel facility was built. Unfortunately, we have no plan or documentation that shows exactly how the road was built or improved. We feel that the structure of this road should be pretty substantial due to the fact that it has held up during the last 12 years under a considerable amount of truck traffic. We have a Road Maintenance Agreement with Ryerson Steel and will have the same with SONAS when that sale closes. In addition, Container Corp. who owns a parcel within our site is required by law to participate in the maintenance and repair of the road since they have an easement over the road.

I have also enclosed a plan which shows the layout of the catch basins in the road, the size of the pipes and the drainage routes, along with a sketch showing the typical catch basin. As I explained to you on the phone, the SONAS parcel and the future development of the balance of the unimproved property to the north of the road will all tie into a storm sewer that will service only those sites and will have no effect on the road drainage. We currently have all plans for the extension of the water and sewer services in for review at the Water Department and the Bureau of Environmental Services.

Ideally, I would like to arrange a meeting with the appropriate people at the City to determine exactly what is going to be required for us to meet the conditions imposed for the approval of the partition. Any assistance you can provide me will be greatly appreciated.

Very truly yours,

SCHNITZER INVESTMENT CORP.



Linda M. Wakefield
Vice President

LMW:tfz

Enclosures

cc: Tom Dixon

SCHN00162777



CITY OF PORTLAND ENVIRONMENTAL SERVICES



memorandum

1120 S.W. Fifth Ave., Room 400, Portland, Oregon 97204-1972
(503) 823-7740, FAX (503) 823-6995

June 23, 1993

To: Nancy Weisser, Bureau of Planning

From: Linda Williams, Bureau of Environmental Services (BES)

Subject: Case File Number: PC 93-156

Location: N Burgard at N Metra Way, Tax Lots 50 and 55, Section 35, 2N, 1W

The following comments are based on the pre-application information provided the Bureau of Environmental Services. The comments are intended for informational purposes only. Specific BES requirements will be addressed during the land use review and/or building plan review. Applicant may contact Development Assistance for additional information.

Sanitary Services:

- There is an existing 18" public sanitary sewer across the west property line of Tax Lot 55. Downstream capacity of this system is adequate for normal uses but may be limited if an industry requiring heavy water usage is proposed for this site.
- Each lot shall be individually connected, by gravity, to a public sanitary sewer as approved by BES.
- A public sanitary sewer extension will be required, as approved by BES, to provide sanitary service to all lots.

Storm Drainage:

- There is no existing public storm sewer available to serve this site.
- Each lot shall have direct access or be individually connected to a public storm sewer, a private storm sewer, an on-site subsurface disposal system, or a natural watercourse, as approved by BES and the Plumbing Division, Bureau of Buildings.
- Any discharge to the Willamette River will require approval of the Army Corp of Engineers and the Division of State Lands. If discharge to the river is limited, on-site detention may be required, as approved by BES.

Easements:

- Whenever possible, all public sewers are to be located within the public right-of-way. Where this is not possible and the public sewer improvement will be located within private property, a public sewer easement will be required. The easement shall be dedicated separately through the City Right-of-Way Agent or on the plat, as approved by BES.

- All sewer easements dedicated to the public are exclusive easements. No other utilities, facilities, or easements are to be located within the boundaries of public sewer easements without prior written approval from the Director of the Bureau of Environmental Services.
- Minimum public sewer easement width is 15 feet. However in areas of difficult access or multiple sewers parallel in one easement, additional width will be necessary as approved by BES.
- Private sewer easements shall be provided where necessary to ensure legal access for connections to sanitary and storm sewers with approval of the Plumbing Division, of the Bureau of Buildings. All necessary private easements must be shown on the final plat.

Additional Comments:

- * Any proposed public street improvements will require a public storm sewer as approved by BES.
- * Verify location of any existing private sanitary/storm sewers that are servicing existing residences.
- * Private street improvements will require private storm sewer as approved by the Bureau of Buildings and BES.
- * Drainage calculations, upstream and downstream of the site, is required as approved by BES.
- * Storm waivers will be required with all street waivers.
- * An erosion control plan, as approved by BES, will be required for all BES public works projects.
- * National Pollutant Discharge Elimination System (NPDES) permit for storm water discharges will be required from the Department of Environmental Quality for construction on 5 acres or more.

• *Water Quality and containment facilities will be required for each lot as it develops, if it discharges into a public storm sewer.*

SERVICE PLANNING, pre-appl*

**Response to Bureau of Planning
from
Street Systems Management
Bureau of Transportation Engineering**

Date: June 22, 1993
To: Nancy Weisser, B106/R1002
From: Glen R. Pierce, B106/R825 *GRP*
Subject: Land Use Case No. PC 93-156
Location: N Burgard at Metra Way

I have reviewed the above case for its potential impacts regarding the public right-of-way and have the following comments:

- ☐ No objection to the current proposal
- ☐ R-O-W improvements required/recommended as noted below
- ☒ Other conditions required/recommended as noted below
- ☐ More information required
- ☒ Street waiver required

REMARKS:

My comments on the previous case (#92-273 SP) still apply to the current proposal. A copy of those comments is attached for reference.

SCHN00162780

00

Response to Bureau of Planning
from
Street Systems Management
Bureau of Transportation Engineering

Date: May 28, 1992
To: Tom Dixon, B106/R1002
From: Glen R. Pierce, B106/R825 *GRP*
Subject: Land Use Case No. LUR 92-00273 SP
Location: N. Burgard & Metra Way

I have reviewed the above case for its potential impacts regarding the public right-of-way and have the following comments:

- ☐ No objection to the current proposal
- ☐ R-O-W improvements required/recommended as noted below
- ☒ Other conditions required/recommended as noted below
- ☐ More information required
- ☒ Street waiver required

REMARKS:

The proposed 9 acre site is served by a private road network, which connects to the public street system at N. Burgard Road. The private roads are generally paved, but do not conform to public street standards. We have no objections to these roadways remaining under private ownership.

Improvements to public streets do not appear necessary at this time to serve the proposed 9 acre parcel, however, a final determination on this matter depends on the Bureau of Traffic Management's review of specific information on site generated traffic. In lieu of public street improvements, the applicant will be required to execute non-remonstrance waivers. Channelization and delineation improvements should be made at this time to the private road connection to N. Burgard, however, in order improve the operation of that intersection.

Therefore, approval of this proposal is recommended, subject to the following conditions:

1. The applicant shall provide channelization and delineation improvements of the private road intersection with N. Burgard, subject to the approval of the Bureau of Transportation Engineering and the Bureau of Traffic Management.
2. The applicant shall execute street and storm sewer waivers of remonstrance.

SCHN00162781

STREET TREE INSPECTION REPORT

Bureau of Parks & Recreation
Forestry Division
City of Portland

ALEX WYNSTRA, City Forester
10910 N. Denver (B/370)
Portland, OR 97217 PH: 823-4489

LOCATION: N. BURGARD AT METRA WY RESPONSE TO FILE: PC 93-156

APPLICANT (name): LINDA WAKEFIELD RECEIVED EMILY WEISSER

ADDRESS: _____

PHONE: 323-2732 JUN 22 1993 823-7700

BUSINESS(s): CITY OF PORTLAND
BUREAU OF PLANNING

INSPECTED BY: GARY HILL DATE: 6/21/93

TREES
REQUIRED: YES (X) NO ()

STREET: ALL STREET FRONTS SPECIE: TO BE DETERMINED

NO. OF TREES: _____ SPACING: _____ SIZE _____ OVERHEAD: _____

WIDTH OF PARKWAY: _____ SIDEWALK: _____ CONCRETE CUTS: _____

STREET: _____ SPECIE: _____

NO. OF TREES: _____ SPACING: _____ SIZE _____ OVERHEAD: _____

WIDTH OF PARKWAY: _____ SIDEWALK: _____ CONCRETE CUTS: _____

STREET: _____ SPECIE: _____

NO. OF TREES: _____ SPACING: _____ SIZE _____ OVERHEAD: _____

WIDTH OF PARKWAY: _____ SIDEWALK: _____ CONCRETE CUTS: _____

STREET: _____ SPECIE: _____

NO. OF TREES: _____ SPACING: _____ SIZE _____ OVERHEAD: _____

WIDTH OF PARKWAY: _____ SIDEWALK: _____ CONCRETE CUTS: _____

A PLANTING PERMIT IS REQUIRED CALL 823-4489
CONCRETE CUTS IN SIDEWALK SHOULD BE A MINIMUM OF 4' X 4'
AND REQUIRES A RIGHT-OF-WAY PERMIT CALL 796-7002

COMMENTS: TREES WILL BE REQUIRED ON ALL STREET
FRONTAGES AS PROPERTY IS DEVELOPED.

SCHN00162782



CITY OF

PORTLAND, OREGON

BUREAU OF WATER WORKS

Mike Lindberg, Commissioner
Michael F. Rosenberger, Administrator
1120 S.W. 5th Avenue
Portland, Oregon 97204-1926
Information (503) 823-7404

Date: June 22, 1993

To: Nancy Weisser
Bureau of Planning

From: Thomas W. Chambers
Bureau of Water Works

Subject: Review of Pre-Application PC 93-156

The following is our response to your request to review
the Pre-Application listed below:

PC 93-156

A representative of the Water Bureau will attempt to
attend this Pre-Application conference. Several of the
lots appear not have access to water and this will need to
be addressed before the application proceeds.

If you have any questions or comments please feel free to
call me at 823-7477

TWC:twc

RECEIVED

JUN 22 1993

CITY OF PORTLAND
BUREAU OF PLANNING

SCHN00162783

STREET TREE INSPECTION REPORT

Bureau of Parks & Recreation
Forestry Division
City of Portland

ALEX WYNSTRA, City Forester
10910 N. Denver (B/370)
Portland, OR 97217 PH: 823-4489

LOCATION: N. BURGARD AT METRA WY RESPONSE TO FILE: PC 93-156

APPLICANT (name): LINDA WAKEFIELD **RECEIVED** NANCY WEISSER

ADDRESS: _____

PHONE: _____

323-2732 JUN 22 1993 823-7700

BUSINESS(s): _____

**CITY OF PORTLAND
BUREAU OF PLANNING**

INSPECTED BY: _____

GARY HILL

DATE: 6/21/93

TREES

REQUIRED:

YES (X)

NO ()

STREET: ALL STREET FRONTAGES SPECIE: TO BE DETERMINED

NO. OF TREES: _____ SPACING: _____ SIZE _____ OVERHEAD: _____

WIDTH OF PARKWAY: _____ SIDEWALK: _____ CONCRETE CUTS: _____

STREET: _____ SPECIE: _____

NO. OF TREES: _____ SPACING: _____ SIZE _____ OVERHEAD: _____

WIDTH OF PARKWAY: _____ SIDEWALK: _____ CONCRETE CUTS: _____

STREET: _____ SPECIE: _____

NO. OF TREES: _____ SPACING: _____ SIZE _____ OVERHEAD: _____

WIDTH OF PARKWAY: _____ SIDEWALK: _____ CONCRETE CUTS: _____

STREET: _____ SPECIE: _____

NO. OF TREES: _____ SPACING: _____ SIZE _____ OVERHEAD: _____

WIDTH OF PARKWAY: _____ SIDEWALK: _____ CONCRETE CUTS: _____

A PLANTING PERMIT IS REQUIRED CALL 823-4489
CONCRETE CUTS IN SIDEWALK SHOULD BE A MINIMUM OF 4' X 4'
AND REQUIRES A RIGHT-OF-WAY PERMIT CALL 796-7002

COMMENTS: TREES WILL BE REQUIRED ON ALL STREET
FRONTAGES AS PROPERTY IS DEVELOPED.

SCHN00162784



CITY OF
PORTLAND, OREGON
BUREAU OF WATER WORKS

Mike Lindberg, Commissioner
Michael F. Rosenberger, Administrator
1120 S.W. 5th Avenue
Portland, Oregon 97204-1926
Information (503) 823-7404

Date: June 22, 1993

To: Nancy Weisser
Bureau of Planning

From: Thomas W. Chambers
Bureau of Water Works

Subject: Review of Pre-Application PC 93-156

The following is our response to your request to review
the Pre-Application listed below:

PC 93-156

A representative of the Water Bureau will attempt to
attend this Pre-Application conference. Several of the
lots appear not have access to water and this will need to
be addressed before the application proceeds.

If you have any questions or comments please feel free to
call me at 823-7477

TWC:twc

RECEIVED

JUN 22 1993

CITY OF PORTLAND
BUREAU OF PLANNING

SCHN00162785

SCHNITZER INVESTMENT CORP.

3200 NW Yeon Avenue P.O. Box 10047 Portland, Oregon 97210
Phone (503) 224-9900 Telex W.U. 36-0144 FAX (503) 323-2804



May 28, 1993

Bureau of Planning
City of Portland
1120 S.W. Fifth Avenue
Portland, OR 97204

Re: Pre-Application Conference for
Major Land Partition

Gentlemen:

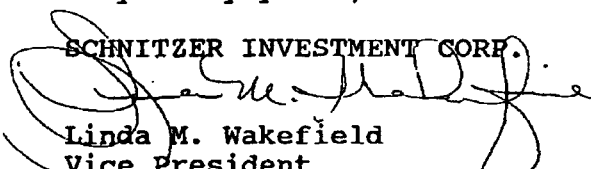
In early 1992, Schnitzer Investment Corp. filed a Major Land Division Application (File No. 92-00273 SP) in order to partition out a nine acre parcel for sale to the SONAS Company. This application was eventually approved, however, the sale failed to go through and the partition was never completed. Under our previous application, many of the road and utility issues were resolved and we trust that those resolutions will also apply to this application.

Because of increased interest by prospective purchasers for our available land, we are now desirous of partitioning the land contained in Tax Lots '50' and '55' into ten parcels as shown on the enclosed drawing. We are, in fact, in the contingency period for the sale of 13 acres shown as Parcel 10 on the drawing. If it is determined at the Pre-Application Conference that there are any major problems with dividing the land as shown or, if the length of time required for doing a ten parcel partition is considerably more than simply breaking out the 13 acre lot, we would like the ability to revise this application.

Please don't hesitate to contact me on 323-2732 if I can answer any questions or provide any additional information prior to the Pre-Application Conference.

Very truly yours,

SCHNITZER INVESTMENT CORP.



Linda M. Wakefield
Vice President

LMW:tfz

c:\wp51\pre-app



BUREAU OF PLANNING
CITY OF PORTLAND
LAND USE PERMITS SECTIONS
PERMIT CENTER, 1ST FLOOR
1120 S.W. FIFTH AVENUE
PORTLAND, OREGON 97204-1966
(503) 796-7726

REQUEST FORM
**PRE-APPLICATION
CONFERENCE**

(STAFF FILE NUMBER)

P.

Date of pre-application conference: Time

P.C. check by: Date: Receipt no.

Pre-application
Conference fee: \$290

..... (above for office use only; please fill in below line)

Applicant's name: Linda Wakefield Company name: Schnitzer Investmen
(person to contact)

Mailing address: P.O. Box 10047 Zip code: 97210

..... Portland, OR Day phone: 323-2732

Legal description(s) (Lot, block, addition
or tax lot, section, township and range): Tax Lots 50 and 55, Section 35, T2N, R1W

Tax assessor's account number(s): R-97135-0500 Sq. ft. or acreage of site: 87+ acres

Site address or fronting street(s): North Burgard Zoning: IH

Cross street: Time Oil Road/Metra Way Comprehensive plan designation: Industrial

Land use reviews(s) requested: Major Partition 1/4 section map no.(s): 1719, 1720, 1820

A. Describe your project (please include any questions you want answered at the conference):

SEE ATTACHED LETTER

(Be as specific as possible; the quality of information you will receive during the pre-application conference depends on the information you provide in this request form. Use additional pages if necessary.)

B. Attach an 8 1/2" X 11" sketch of the project. Your drawing should include lot dimensions, a north arrow, and a rough sketch of the proposed development. The drawing will be forwarded to the various technical agencies, so please make sure it is clear, legible and reproducible.

C. Include any current building permit numbers and previous land use case numbers.

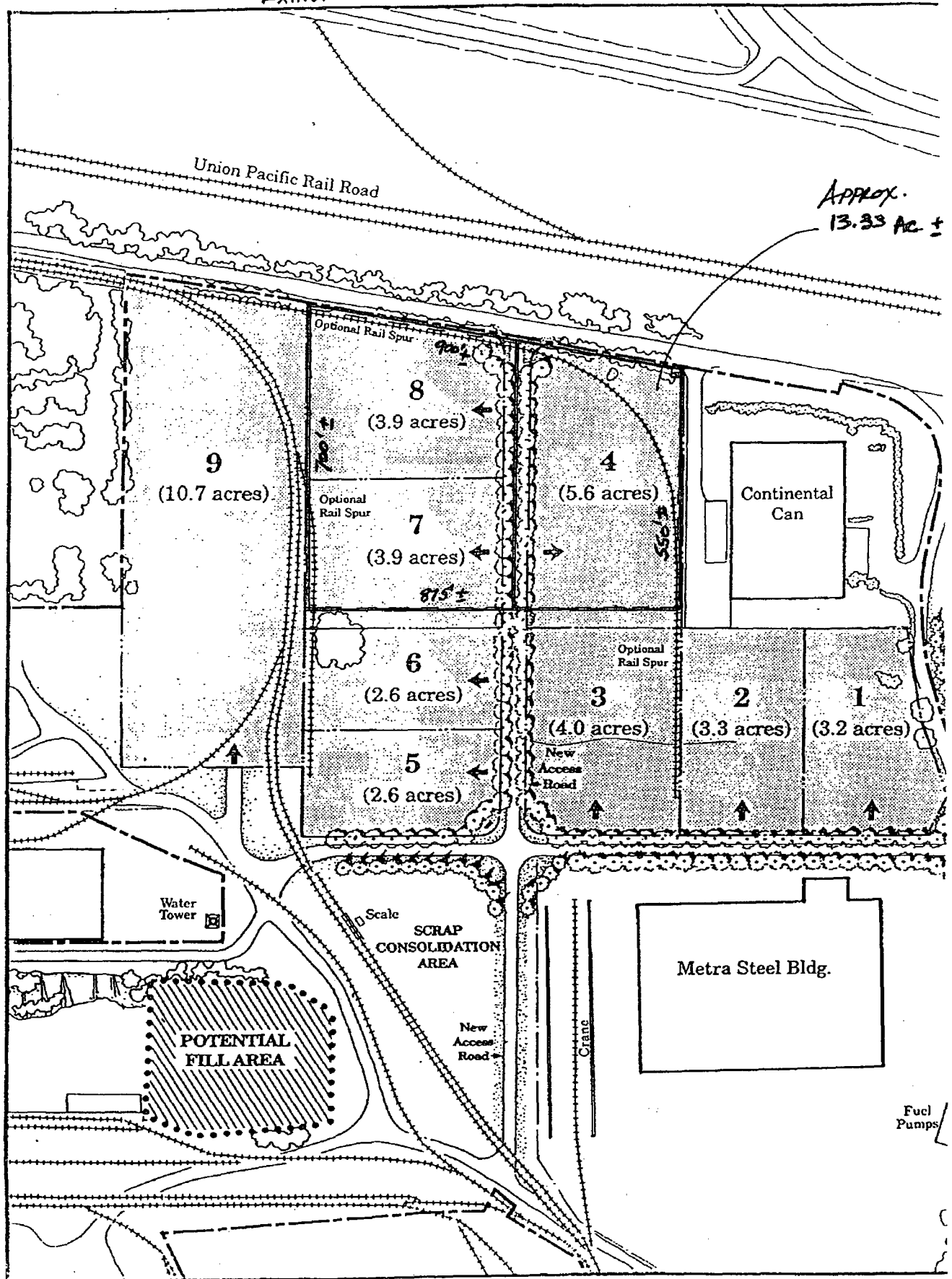
D. Attach a copy of any building violation notices, if applicable.

E. After you have completed this form and the sketch plan, submit both to planning staff at this address:

Planning and Zoning Information
Permit Center, First Floor
1120 S.W. Fifth avenue
Portland, Oregon 97204

If you have any questions, please call: (503) 796-PLAN (796-7526)

SCHN00162789



SCNITZER CORP.

MAR-PORTLAND

1503 323 2504

10:22

1503 323 2504

1503 323 2504

1503 323 2504

1503 323 2504

NONNEGOTIABLE DEPENDENT INSTRUMENT

This Instrument is issued pursuant to, and subject to, the terms of an agreement letter dated April 21, 1993 between Schnitzer Investment Corp. and Ro-Mar Transportation Systems, Inc. (RTSI), or its designee, for the purchase of 15.3 acres of land which are located at International Terminals near North Burgard and Molra Way in Portland, Oregon. Such agreement letter is attached hereto as Exhibit A.

Pursuant to Paragraph 4 of Exhibit A, RTSI, a Delaware corporation, or its designee hereby promises to pay to Chicago Title Company, Portland, Oregon, the sum of Fifty Thousand Dollars (\$50,000). This note is made to Chicago Title Company in its capacity as Escrow Agent. Such Agent shall promptly furnish RTSI with evidence of the receipt of such note.

This note shall be returned to RTSI or its designee in the event that RTSI or its designee disapproves the condition of title of the property within thirty (30) days following receipt of a Preliminary Title Report. This note shall be returned to RTSI or its designee in the event that RTSI or its designee shall, within sixty (60) days of May 3, 1993, declare that it is not satisfied with the physical condition of the property, or with the zoning conditions and regulations, or with soil tests, or with environmental factors, or with a feasibility study relating to the property.

At the conclusion of the contingency periods contained in Exhibit A, and in the event that all matters are satisfactory to RTSI or its designee under Exhibit A, this note will be returned to RTSI or its designee in exchange for a deposit of Twenty-Five

13:27 12:10 ROMAR-PORTLAND

10:17:30 H ST NY 1024 DC 101 10:17:30 275-7576

MAY 1993

Thousand Dollars (\$25,000) in cash, by certified check, or by wire, which shall be applied
to the purchase price under Exhibit A.

ROMAR TRANSPORTATION SYSTEMS, INC.
(or its designee)

By: Robin Marden
Robin Marden, Vice President
Donna Marden

In the event that environmental investigation performed by either the
Schmitzer Investment Corp. (SIC) or RTSI results in mitigation estimates
which exceed \$100,000, SIC may terminate this agreement and the \$50,000
note and any other cash deposited by RTSI shall be returned to RTSI. DM

and any additional funds paid pursuant to the note should also be applied
to the purchase price under Exhibit A. DM

RECORD of SURVEY

CLIENT:

SCHNITZER INVESTMENT CORP.
3200 NW YEON AVE.
PORTLAND, OR 97210

SITUATED IN:
NORTH ONE-HALF SECTION 35,
T2N, R1W, WILLAMETTE MERIDIAN,
CITY OF PORTLAND, COUNTY OF MULTNOMAH
AND STATE OF OREGON.

Scale: 1" = 200'
December 14, 1993

NARRATIVE:

PURPOSE OF SURVEY:

To define the boundary and monument the corners of a 13.62 acre tract of land, as shown hereon, being a part of that certain tract of land heretofore conveyed to Schnitzer Investment Corporation by deed recorded September 22, 1972, in Book 883, Page 791 and deed recorded June 22, 1973, Book 933, Page 1902, Multnomah County Deed Records.

PROCEDURE:

Monuments were found as heretofore set by record of survey no. 44478, measured and held for boundary control. Monuments were set as directed by the owner and in accordance with a tentative partition plat in progress with the City of Portland.

Basis of bearings: North 80°38'34" West along north property line to conform to record of survey no. 44478.

Reference documents: Deeds shown above & record of survey no. 44478.

Controlling elements: Deeds and record of survey no. 44478.

RR EASEMENT CURVE DATA:

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
1	370.78'	521.86'	80°38'34"	479.84'	S 40°19'17"E

LEGEND:

- Indicates 5/8" x 30" Iron rod set with red plastic cap stamped "WEDDLE 874".
- ✗ Indicates 5/8" Iron rod found heretofore set by record of survey no. 44478. Placed red cap stamped "WEDDLE 874".
- Indicates 5/8" Iron rod found with yellow plastic cap.

To: N. Rivergate Blvd.

N.E. Corner
Book 933, Page 1902
Rec. June 22, 1973
Multnomah Co. Deed Records

TIME OIL ROAD
(UNDEDICATED)

15' ROADWAY EASEMENT
Book 1405 Page 582
REC. 5/23/90

15' 38'
S 80°38'34" E 1734.45' (M)
1073.68' (C & M)

Δ = 51°47'40"
R = 420.00'
L = 378.65'
CB = N 20°50'16" W 75.99'

TAX LOT 50

BK. 933
Pg. 1902
Rec. 6/22/73

S 89°55'04" E 148.65'

P.O.B.

N 00°04'36" E 770.18'

N 00°02'45" E 417.69'

N 01°29'19" E 288.55'

S 1/4 COR
FOUND BRASS SCREW
IN CONCRETE WALL

AREA:
13.623 ACRES
(593,396 SF)

RR SPUR
EASEMENT

BK. 800
Pg. 240: 293.9, 258.
(SEE NOTE BELOW)

25' WIDE ACCESS EASEMENT

15' WIDE STORM SEWER EASEMENT

15' 17'

S 88°46'12" W 902.14'

15'

375.89' (R)

LEASE LINE

20' UTILITY
EASEMENT

(PART OF)
TAX LOT 55

581.22'

LEASE AREA

Δ = 95°54'
R = 197.60'
L = 330.74'

S 15°15'26" W 118.36'

S 05°22'18" W 43.17'

Δ = 22°51'50"
R = 881.50'
L = 351.76'

To: N. Burd Rd.

NOTE:
A FIELD SURVEY OF THE ACCESS EASEMENT ALONG THE EAST LINE OF TAX LOT 50, AS SHOWN ABOVE, DISCLOSED NO EVIDENCE OF A ROADWAY OR USAGE OF THE AREA FOR INGRESS OR EGRESS, PAST OR PRESENT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Jim Weddle 11/14/93
OREGON
JAMES O. WEDDLE
874

EXPIRES: 12/31/94

PREPARED BY:

JIM WEDDLE & ASSOC., INC.
SUITE 105
1750 SW SKYLINE BLVD.
PORTLAND, OR 97221
292-8083

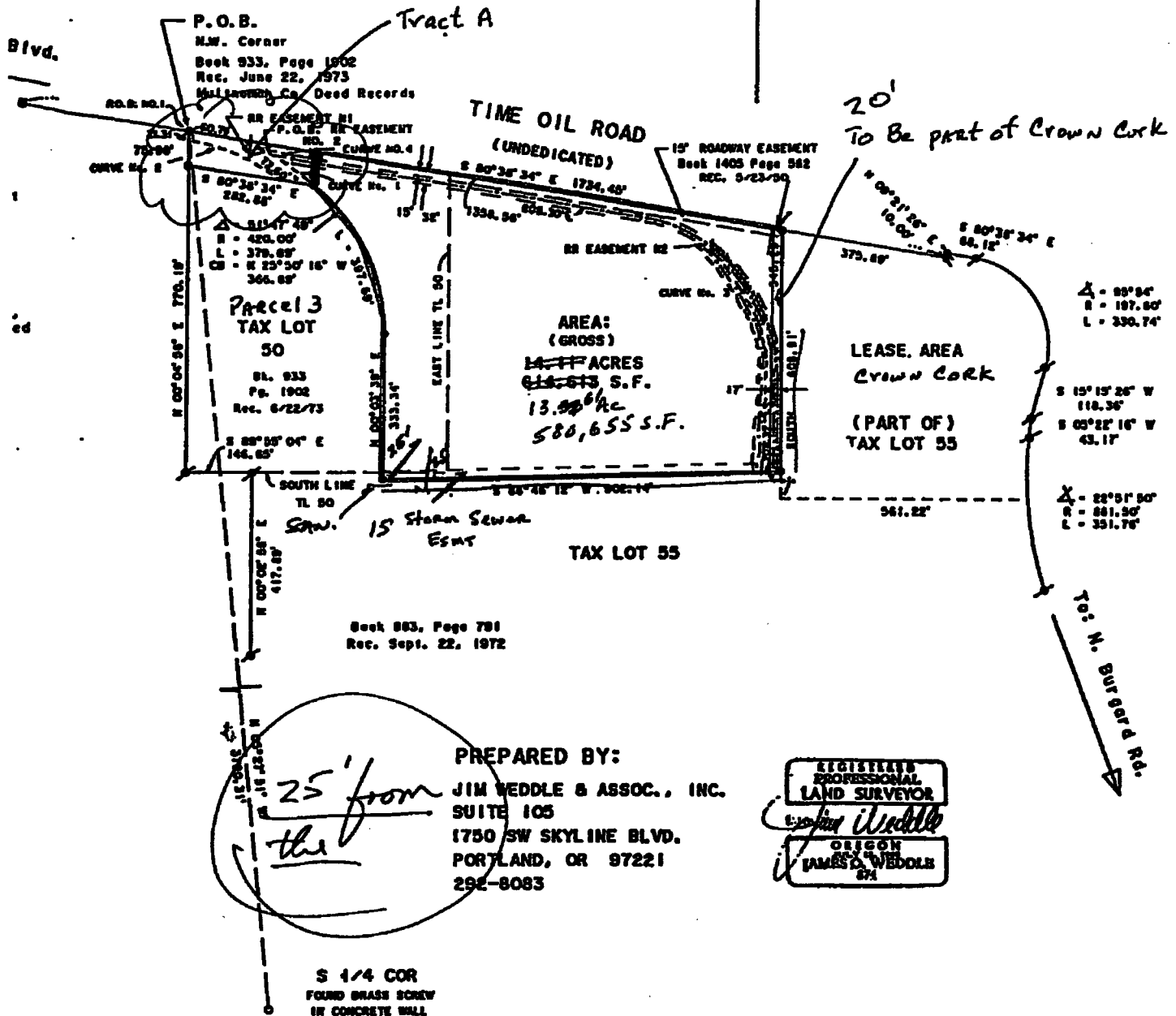
Job No. 1594 813

SCHN00162809

Proposed RECORD of SURVEY

SITUATED IN:
NORTH ONE-HALF SECTION 35,
T2N, R1W, WILLAMETTE MERIDIAN,
CITY OF PORTLAND, COUNTY OF MULTNOMAH
AND STATE OF OREGON.

Scale: 1" = 200'
August 9, 1993



SCHN00162810



Jim Weddle
& Associates, Inc.

ROMAR

July 21, 1993
Job No. 1594-B13

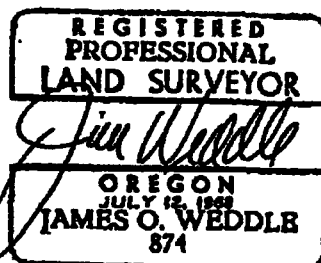
**SCHNITZER INVESTMENT CORPORATION
INTERNATIONAL TERMINALS
14.067 ACRE TRACT**

PROPERTY DESCRIPTION:

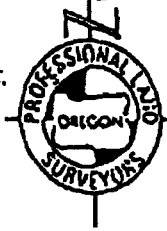
A tract of land situated in the North one-half of Section 35, Township 2 North, Range 1 West, Willamette Meridian, City of Portland, County of Multnomah and State of Oregon, being a part of those certain tracts of land heretofore conveyed to Schnitzer Investment Corporation by deeds recorded September 22, 1972 in Book 883, Page 791 and June 22, 1973 in Book 933, Page 1902, Multnomah County Deed Records, said tract of land more particularly described as follows:

Beginning at the Northwest corner of the land described in said Book 933, Page 1902, said point bears North 05°27'51" West, 3790.31 feet from the South 1/4 corner of Section 35; thence South 80°38'34" East, 1358.56 feet; thence South, 545.29 feet; thence South 88°46'12" West, 920.26 feet; thence North 01°00'48" West, 42.37 feet; thence North 00°03'39" East, 598.29 feet; thence North 80°38'34" West, 426.11 feet to a point in the West line of Book 933, Page 1902, aforesaid; thence along said line, North 00°04'56" East, 75.99 feet to the point of beginning.

Bearings for this description are base on recorded survey no. 44478, Multnomah County Survey Records.



FAX INFORMATION SHEET

Jim Weddle
& Associates, Inc.1750 S.W. SKYLINE BLVD.
PORTLAND, OREGON 97221
(503) 292-8083

FAX NUMBER: (503) 292-0938

DATE:

12/09/93

JOB NUMBER OR DESCRIPTION:

Romar / Rail easement

TO:

Linda Wakefield

313-2804

FROM:

Jim Weddle

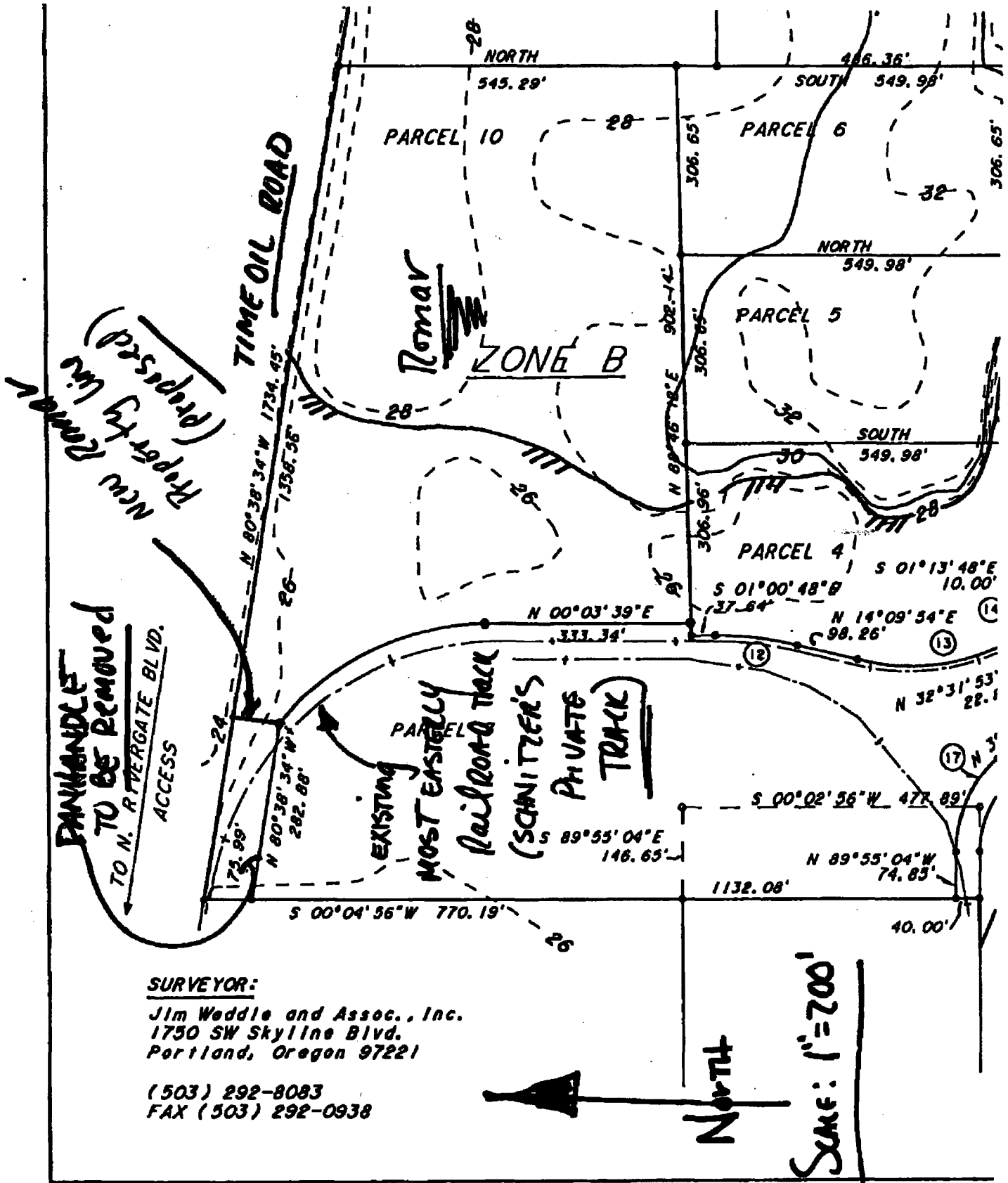
NOTES, COMMENTS, INSTRUCTIONS:

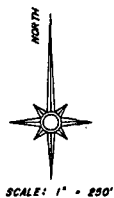
Rail easement
does not AFFECT Romar Site,
IF permanently removed. We left
room between existing Rail & Romar
to put in new spur to Parcel 4.

PAGE NO. 2 (LAST PAGE)

Jim W

SCHN00162812





(AMENDED) PROPOSED
MAJOR LAND PARTITION
A TRACT OF LAND SITUATED IN SECTION 35,
TOWNSHIP 2 NORTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN,
CITY OF PORTLAND,
COUNTY OF MULTNOMAH AND
STATE OF OREGON.
(TAX LOTS 90 & 55)
CONTAINING 87 ACRES (more or less)

OWNER:

SCHNITZER INVESTMENT CORPORATION
3200 N.W. YEON AVENUE
PORTLAND, OR 97210
(503) 224-9900

SURVEYOR:

JIM WEDDLE & ASSOC., INC.
1750 S.W. SKYLARK BLVD.
PORTLAND, OR 97221
292-8083

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Jim Weddle
OREGON
JAMES O. WEDDLE
674

MAY 28, 1993

CURVE DATA

1. $\Delta = 22^{\circ}18'44''$ R = 306.10' L = 240.01' CH = 202'00" 04'E C = 241.18'	2. $\Delta = 02^{\circ}42'30''$ R = 206.10' L = 30.13' CH = 241'00" 03'E C = 305.18'
3. $\Delta = 13^{\circ}08'37''$ R = 306.10' L = 31.10' CH = 242'11" 04"W C = 242.02'	4. $\Delta = 00^{\circ}00'20''$ R = 272.10' L = 60.11' CH = 272'15" 25"W C = 234.74'
5. $\Delta = 02^{\circ}04'27''$ R = 246.83' L = 60.84' CH = 220'00" 20'E C = 246.91'	6. $\Delta = 24^{\circ}18'10''$ R = 426.00' L = 234.16' CH = 272'15" 25"W C = 234.74'

NOTES:

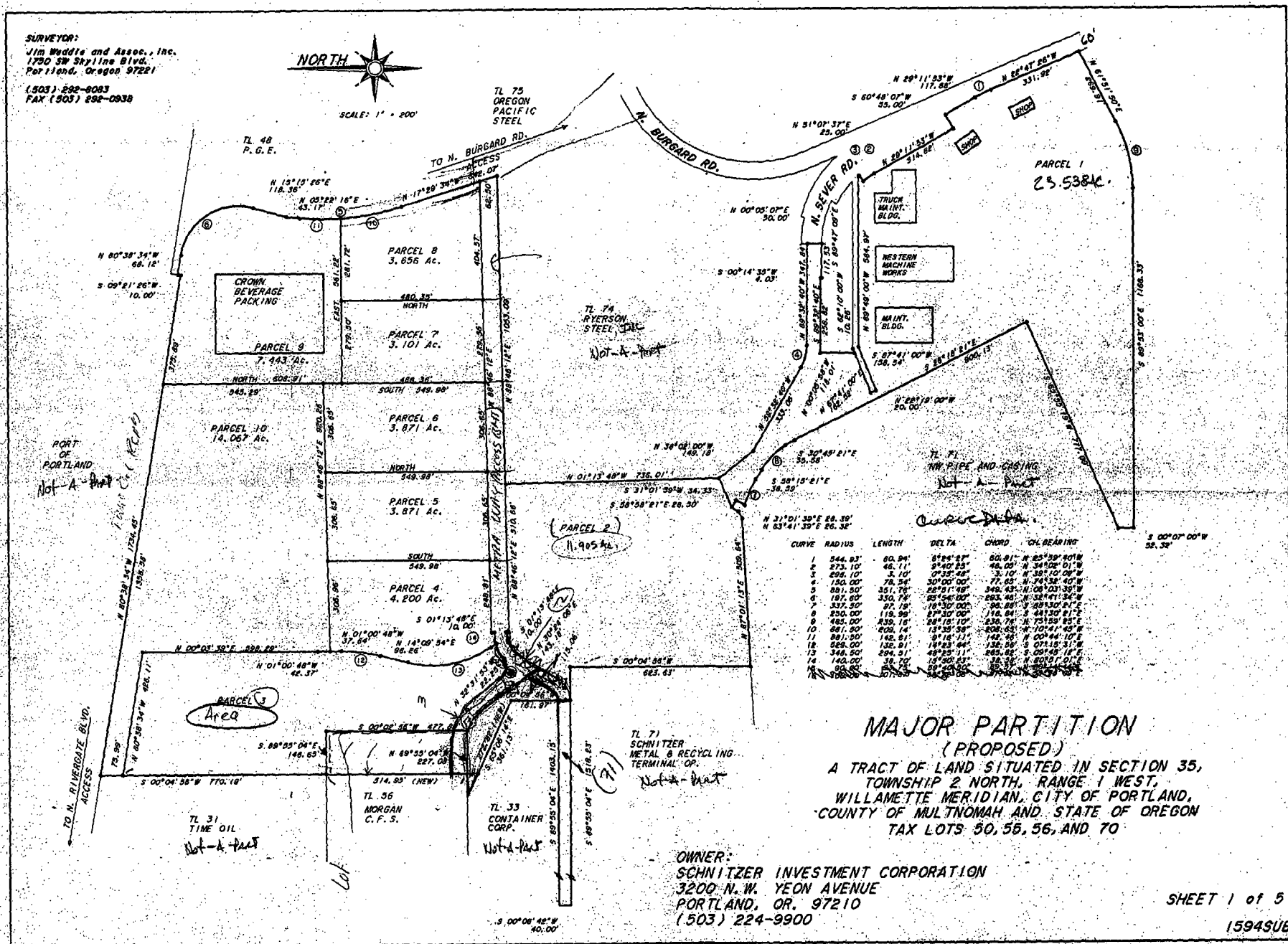
93-2128

REF 1981
REF 1594

SURVEYOR:
Jim Waddell and Assoc., Inc.
1700 SW Skyline Blvd.
Portland, Oregon 97221
(503) 292-8083
FAX (503) 292-0938

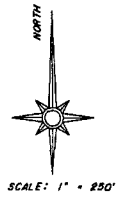


SCALE: 1" = 200'



SHEET 1 of 5
15945UB

LUR 92-002785P



(PROPOSED)
MAJOR LAND PARTITION
A TRACT OF LAND SITUATED IN SECTION 35,
TOWNSHIP 2 NORTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN,
CITY OF PORTLAND,
COUNTY OF MULTNOMAH AND
STATE OF OREGON.
(TAX LOTS 50 & 55)

OWNER:
SCHNITZER INVESTMENT CORPORATION
3200 N.W. YEON AVENUE
PORTLAND, OR 97210
(503) 224-9900

SURVEYOR:
JIM WEDDLE & ASSOC., INC.
1750 S.W. SKYLINE BLVD.
PORTLAND, OR 97221
292-8083

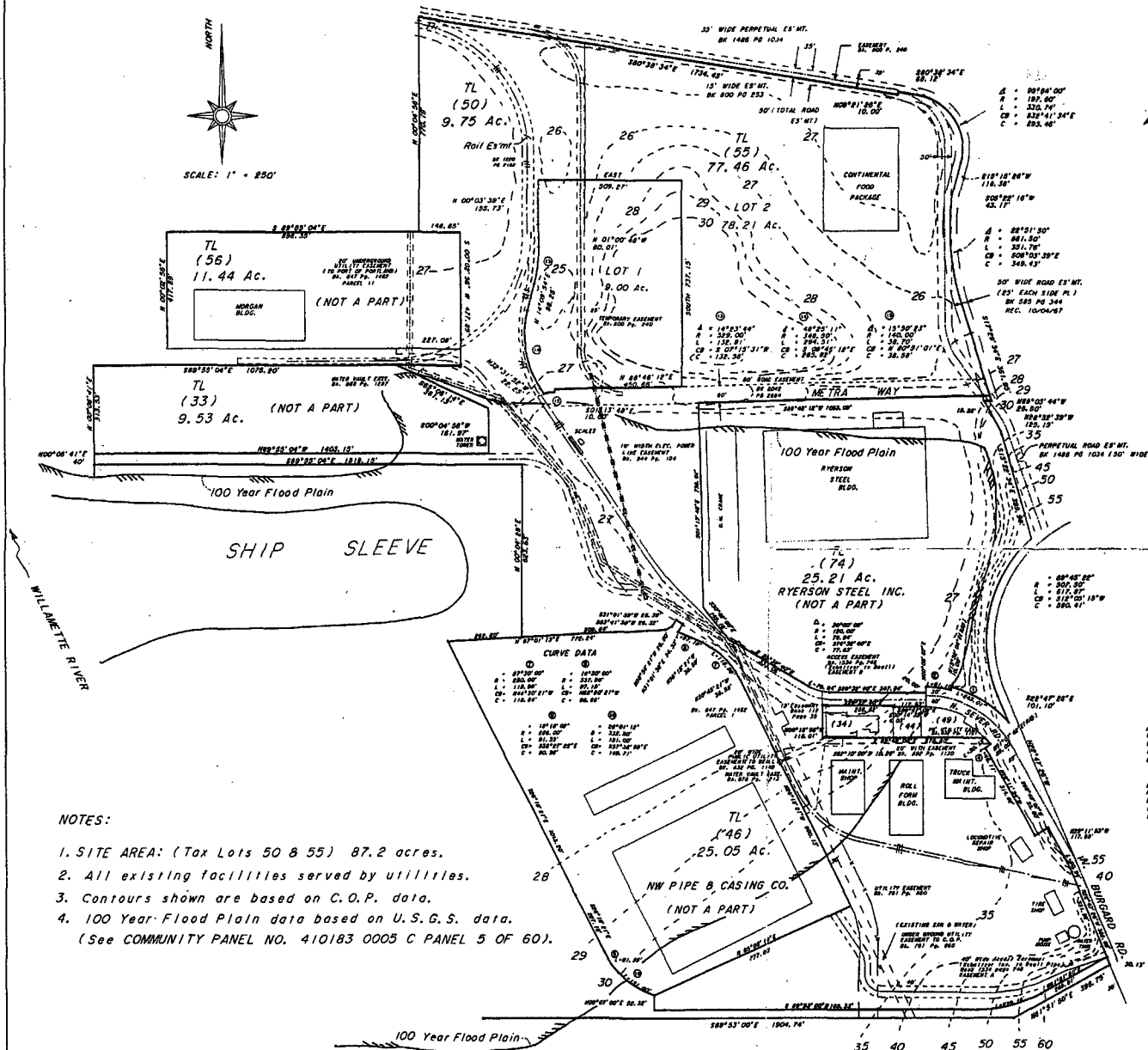
REGISTERED
PROFESSIONAL
LAND SURVEYOR
Jim Weddle 4/10/92
JAMES O. WEDDLE
873

CURVE DATA

① A = 35°13'44" R = 326.10' L = 845.01' CB = 484°10'04"E C = 241.16'	② A = 62°49'23" R = 206.10' L = 30.17' CB = 341°46'03"E C = 30.16'	③ A = 12°46'57" R = 384.10' L = 81.10' CB = 185°11'44"W C = 20.85'	④ A = 08°44'57" R = 544.83' L = 94.94' CB = 229°00'30"E C = 60.91'	⑤ A = 88°10'10" R = 480.00' L = 230.18' CB = 378°00'20"W C = 234.74'
---	---	---	---	---

Approved by Elizabeth A. Normand,
Hearings Officer.
Decision mailed June 24, 1992, in
accordance with conditions contained
therein, a copy of which conditions
has been attached hereto.

- NOTES:**
1. SITE AREA: (Tax Lots 50 & 55) 87.2 acres.
 2. All existing facilities served by utilities.
 3. Contours shown are based on C.O.P. data.
 4. 100 Year Flood Plain data based on U.S.G.S. data.
(See COMMUNITY PANEL NO. 410183 0005 C PANEL 5 OF 60).



1594AL T



REC'D AUG 03 1994

CITY OF PORTLAND ENVIRONMENTAL SERVICES



1120 S.W. Fifth Ave., Room 400, Portland, Oregon 97204-1972
(503) 823-7740, FAX (503) 823-6995

August 1, 1994

Schnitzer Investments
3200 NW Yeon Ave.
Portland, Oregon 97210

RE: N Burgard and N Metra Way
Project NO. 5016

A permit was previously applied for to construct Storm/Sanitary Sewers at N Burgard and N Metra Way, the City issued a permit for this construction on March 29, 1994. You as owner/developer, deposited \$13,700.00 in engineering fees for the project, subject to determination of actual City engineering fees for the project. Construction of the above mentioned sewers has been completed and final settlement of engineering fees is required.

In accordance with Section 17.24.025 of the City Code, we are submitting this statement for engineering expenses which are due the City of Portland.


Actual Engineering Fees	\$14,235.81
Lee fees previously Paid	\$13,700.00

Balance due City	\$ 535.81
------------------	-----------

Please remit the \$535.96 to the Bureau of Environmental Services at 1120 SW 5th Avenue, Room 400, Portland, OR 97204, attention Lori Foster. Sewer connection permits to this system cannot be issued until the final fees are received. If fees are not received within 60 day of receipt of the notification, BES will demand payment through the performance bond.

If you have any questions, please contact Joan Jorgeson at 823-7697.

Sincerely,


William J Baechler, P.E.
Development Assistance

c file
Mike Baker
Sun Noble

MIKE BAKER 823-7108

APPROVED

ACCT #

PORTLAND

AUG 03 1994

RECEIVED

CITY OF PORTLAND
ENVIRONMENTAL SERVICES

1120 S.W. Fifth Ave., Room 400, Portland, Oregon 97204-1972

FACSIMILE TRANSMISSION

TO: Schnitzer Investments DATE: 8-5-94
ATTENTION: Linda Wakefield
SUBJECT: Borgard & Metra cost
Fax No: (503) 323-2804 breakdown

FROM FAX NO: (503) 823-7110

DESCRIPTION	NUMBER OF PAGES
COVER SHEET	1
<u>Job costing</u>	<u>1</u>
TOTAL NUMBER PAGES:	
	<u>2</u>

REMARKS: Development Assistance is Son Noble and her staff. Construction Engineering includes plan reviews and project superintendence. Consultant charges are the contract inspection staff, the inspector who was on the job on a daily basis.

COPY TO:

SENDER: Mike Baker

PHONE: (503) 823-7108

SCHN00162867

STATEMENT OF ENGINEERING COSTS

Preliminary Costing

PROJECT No 5016

Date Prepared: 07/29/94

PROJECT NAME: N. Burgard and N. Metra Way

As of AP 1 94-95

DIRECT COSTS	PROJECT		
	FY 92-93	FY 93-94	FY 94-95
PERSONAL SERVICES			
Development Assistance (34)	206.00	534.75	0.00
Overtime	0.00	0.00	0.00
Benefits	86.00	142.70	0.00
Construction Engineering (38)	0.00	1,342.06	17.65
Overtime	0.00	0.00	0.00
Benefits	0.00	529.32	5.46
Inspection Labor	0.00	167.00	0.00
Overtime	0.00	0.00	0.00
Benefits	0.00	56.19	0.00
sub:	292.00	2,772.02	23.11
Leave Accrual	37.87	365.91	3.06
Total P.S.:	329.87	3,137.93	26.17
MATERIALS AND SERVICES			
Consultant	0.00	7,784.59	0.00
Structural Engineering	0.00	253.66	0.00
Photo Reprographics	0.00	46.97	0.00
Materials Test Lab	0.00	1,046.10	0.00
R-O-W	0.00	0.00	0.00
Total M & S.:	0.00	9,131.32	0.00
TOTAL(P.S. + M.S.):	329.87	12,269.25	26.17
OVERHEADS			
General Fund O/H (85/86 forward)			
PSGFOH:	29.19	284.61	2.55
MSGFOH:	0.00	0.00	0.00
COGFOH:	0.00	0.00	0.00
TOTAL GFOH:	29.19	284.61	2.55
Bureau Overhead (10% - all yrs)	35.91	1,255.39	2.87
	\$394.97	\$13,809.25	\$31.59
			\$14,235.81

SCHEDULE OF FEES DEPOSITED:

Date	Treasury Receipt	Amount	Depositor
07/14/92	13814	1,000.00	Schnitzer Investment Corp.
11/19/93	30434	2,740.00	Schnitzer Investment Corp.
03/30/94	33142	9,960.00	Schnitzer Investment Corp.
		<u>\$13,700.00</u>	

SCHN00162868

**CITY OF PORTLAND, OREGON
BUREAU OF ENVIRONMENTAL SERVICES**

APPLICATION FOR PERMIT

TO THE CITY ENGINEER:

The undersigned hereby applies for a permit to construct:

Approximately 650 lineal feet of sanitary sewer and 1,1015
lineal feet of storm sewer on property located at 12005 North
Burgard Road, Portland, Oregon.

In accordance with plans approved by the City Engineer and with the standard plans and specifications of the City of Portland, as provided by the provisions of the Charter, Codes, and Resolutions of the City of Portland pertaining to such work, the said improvement to consist of the following work:

AS DESCRIBED IN THE PRELIMINARY PLANS FOR SEWER CONSTRUCTION

and to be completed within 180 days, after issue of Construction Permit.

APPLICANT: Schnitzer Investment Corp.

ADDRESS: 3200 NW Yeon Avenue, Portland, Oregon 97210

Engineering Fee Deposit \$ 2,740.00 (in accordance with Public Works Code)

Trustee Fund Receipt No. _____

PUBLIC IMPROVEMENT PERMIT

CONTRACTOR: to be determined

ADDRESS: _____

This permit is issued by the City to the applicant/contractor. The applicant is the party who either owns the property to be served or a developer who is authorized by the owner to cause construction of the improvements. The contractor is the party responsible for completing the work provided for under this permit. Both the applicant and the contractor are subject to the terms of this permit, and shall jointly assure that the requirements of the permit are satisfied.

This Permit is hereby granted subject to the following:

The said (construction) is to be done in accordance with the plan attached hereto and made a part of this Permit, and with the Standard Plans and Specifications of the City of Portland, and under the direction and supervision of the City Engineer, this Permit being granted subject to the following further conditions: (see page 2 of 3 of this permit)

- (A) Before receipt of this Permit, the Applicant/Contractor shall pay to the City of Portland the balance of Engineering Fee \$ 13,700.00; the said amount being based on the City Engineer's Estimate of \$ 136,800.00.
- (B) The Applicant/Contractor hereby agrees that all work provided for under this permit shall be performed in such good, skillful, and substantial manner that no repairs shall be necessary on the improvement covered by this permit for a period of two years after its completion and acceptance by the City. If during this two-year period any defects shall appear in said improvement which are attributable in any manner to defective materials or workmanship, the Applicant/Contractor hereby undertakes and guarantees to repair such defects at his own expense, when so ordered by the City Engineer. Any defects which appear in said improvement within said two-year period shall be prima facie evidence of defective material or workmanship.
- (C) The Applicant/Contractor shall hold the City of Portland, the City Engineer, and each and all of the officers and employees of the said City free and harmless from any claims for damages to persons or property which may be occasioned by any construction and/or maintenance carried on under the permit granted.
- (D) The Construction Inspection office of the Bureau of Environmental Services shall be notified prior to commencement of work.
- (E) All utility companies shall be notified at least 48 hours prior to commencement of work.
- (F) Applicant/Contractor hereby agrees to furnish liability and property damage insurance as approved by the City Attorney in an amount required by the City prior to issuance of this permit.
- (G) Applicant/Contractor hereby agrees to furnish a performance bond, cash in lieu thereof, or other equivalent surety, as approved by the City Attorney prior to issuance of this permit.
- (H) Applicant/Contractor hereby agrees to furnish a maintenance bond, cash in lieu thereof, or other equivalent surety, as approved by the City Attorney, in an amount equal to 20 percent of the City Engineer's estimate prior to the City Engineer signing the Certificate of Completion. This surety shall be for a period of two years.
- (I) Applicant/Contractor hereby agrees that no sewer connection permits or building permits shall be approved by the Bureau of Environmental Services until the Certificate of Completion is signed by the City Engineer or approved in writing by the City Engineer.
- (J) Applicant/Contractor hereby agrees that any additional permit fees in excess of deposited funds shall be paid prior to the City Engineer signing the Certificate of Completion. If payment is not received by the Bureau of Environmental Services within 60 days of notification, the City Engineer shall demand payment through the performance bond, cash in lieu thereof, or equivalent surety as approved by the City Attorney and required as a condition of this permit. Applicant/Contractor also agrees to be liable for all costs, including attorney fees, incurred by City in exercising its rights under this section, and such costs if not promptly paid by Applicant/Contractor shall be payable from the performance bond, cash in lieu thereof, or other equivalent surety.

- (K) Applicant/Contractor hereby agrees that all work (construction) performed under this permit is located within existing public right-of-way, public easement areas, or private property owned by applicant to be dedicated as public right-of-way or easement, and that all public easements to be dedicated shall contain standard terms and provisions of easement as written on file with the Bureau of Environmental Services. All public right-of-way and public easement shall be dedicated prior to issuance of notice of completion by City Engineer.

SCHNITZER INVESTMENT CORP.

Terms accepted by Applicant:

Linda M. Wakefield, Vice President

PRINT NAME

SIGNATURE

11/17/93
DATE

Date balance of engineering fee paid _____ Date permit issued _____

This permit expires _____ days after date of issue, unless renewed.

Terms accepted by Contractor:

PRINT NAME

SIGNATURE

DATE

CITY ENGINEER

DATE



CITY OF
PORTLAND, OREGON
BUREAU OF BUILDINGS

1120 S.W. 5th Avenue
Portland, Oregon 97204-1992
Mailing Address: P.O. Box 8120
Portland, Oregon 97207-8120
(503) 823-7300
FAX: (503) 823-6983
TDD: (503) 823-6868

DUPLICATE RECEIPT

194000673
4/7/94 10:35:21 A

PLM94-03492	PRMT		
PERMIT FEE		0	\$403.00
PLM94-03492	PR25		
25% PLAN REVIEW		0	\$100.75
PLM94-03492	PROS		
5% STATE SURCHARGE		0	\$20.15
0103			
PLUMBING PERMIT -	523.90		\$523.90

CASH	SCHNITZER		
			\$57.10
CHECK	SCHNITZER INVST		
88-963	66228		\$990.70
BUREAU OF BUILDINGS			

Total amount of S/C check should have been \$1,047.80. Entry paid \$57.10 in cash to make up difference.

SCHN00162876



**BUREAU OF BUILDINGS
PERMIT APPLICATION CENTER
PO BOX 8120
PORTLAND, OREGON 97207-8120**



CITY OF PORTLAND

**MULTNOMAH
COUNTY**

PLUMBING PERMIT NUMBER: PLM94-03491

07-APR-94

**JOB ADDRESS: 12229 N BURGARD RD
CORP**

CUSTOMER: SCHNITZER INVESTMENT

APPLICANT:

**EMERY & SONS CONSTRUCTION INC
BOX 398
STAYTON OR 97383**

**4/7/94 10:34:34 AM / \$523.90
194000673 SCHNITZER INVST
PLM94-03491
BUREAU OF BUILDINGS**

APR 07 1994

CITY OF PORTLAND

PERMITTED WORK:

**LENGTH OF STORM SEWER: 0
LENGTH OF WATR SERVICE:*****

**LENGTH OF RAIN DRAIN: 0
LENGTH OF SANITARY SEWER: 0**

FEES

PERMIT FEE	0103	\$	403.00	07-APR-94
5% STATE SURCHARGE	0143	\$	20.15	07-APR-94
25% PLAN REVIEW	0113	\$	100.75	07-APR-94
TOTAL FEES DUE:		\$	523.90	

CONTRACTOR: EMERY & SONS CONSTRUCTION INC

FOR INSPECTION CALL: (503) 823-7000

TDD# (503) 823-6868

**PERMITS ARE NON-TRANSFERABLE AND EXPIRE IF WORK IS NOT COMMENCED WITHIN 180
DAYS OF ISSUANCE OR IF WORK IS SUSPENDED FOR MORE THAN 180 DAYS.**

THIS PERMIT IS NOT VALID UNLESS STAMPED WITH RECEIPT NUMBER

SCHN00162877



**BUREAU OF BUILDINGS
PERMIT APPLICATION CENTER
PO BOX 8120
PORTLAND, OREGON 97207-8120**



CITY OF PORTLAND

**MULTNOMAH
COUNTY**

PLUMBING PERMIT NUMBER: PLM94-03492

07-APR-94

**JOB ADDRESS: 12229 N BURGARD RD
CORP**

CUSTOMER: SCHNITZER INVESTMENT

APPLICANT:

**EMERY & SONS CONSTRUCTION INC
BOX 398
STAYTON OR 97383**

**4/7/94 10:34:51 AM / \$523.90
194000673 SCHNITZER INVST
PLUMBING PERMIT - 523.9 & \$1.
BUREAU OF BUILDINGS**

APR 07 1994

CITY OF PORTLAND

PERMITTED WORK:

**LENGTH OF STORM SEWER: 0
LENGTH OF WATR SERVICE:*****

**LENGTH OF RAIN DRAIN: 0
LENGTH OF SANITARY SEWER: 0**

FEES

PERMIT FEE	0103	\$	403.00	07-APR-94
25% PLAN REVIEW	0113	\$	100.75	07-APR-94
5% STATE SURCHARGE	0143	\$	20.15	07-APR-94
TOTAL FEES DUE:		\$	523.90	

CONTRACTOR: EMERY & SONS CONSTRUCTION INC

FOR INSPECTION CALL: (503) 823-7000

TDD# (503) 823-6868

**PERMITS ARE NON-TRANSFERABLE AND EXPIRE IF WORK IS NOT COMMENCED WITHIN 180
DAYS OF ISSUANCE OR IF WORK IS SUSPENDED FOR MORE THAN 180 DAYS.**

THIS PERMIT IS NOT VALID UNLESS STAMPED WITH RECEIPT NUMBER

SCHN00162878

CITY OF PORTLAND, OREGON
BUREAU OF ENVIRONMENTAL SERVICES

Job# 5016

APPLICATION FOR PERMIT

TO THE CITY ENGINEER:

The undersigned hereby applies for a permit to construct:

*N. Burgard Rd. & N. Metra Way (Private)
Storm & Sanitary Sewers
Phase 1*

In accordance with plans approved by the City Engineer and with the standard plans and specifications of the City of Portland, as provided by the provisions of the Charter, Codes, and Resolutions of the City of Portland pertaining to such work, the said Improvement to consist of the following work:

AS DESCRIBED IN THE PRELIMINARY PLANS FOR SEWER CONSTRUCTION

and to be completed within 120 days, after Issue of Construction Permit.

APPLICANT: Schnitzer Investment Corp. PHONE 224-9900

ADDRESS: 3200 NW YEON AVE. PORTLAND, OR 97210

Engineering Fee Deposit \$ 2740⁰⁰ (in accordance with Public Works Code)
Trustee Fund Receipt No. _____

PUBLIC IMPROVEMENT PERMIT

CONTRACTOR: EMERY & SON'S PHONE 769-7751

ADDRESS: Box 398 STAYTON, OR

This permit is issued by the City to the applicant/contractor. The applicant is the party who either owns the property to be served or a developer who is authorized by the owner to cause construction of the improvements. The contractor is the party responsible for completing the work provided for under this permit. Both the applicant and the contractor are subject to the terms of this permit, and shall jointly assure that the requirements of the permit are satisfied.

This Permit is hereby granted subject to the following:

The said (construction) is to be done in accordance with the plan attached hereto and made a part of this Permit, and with the Standard Plans and Specifications of the City of Portland, and under the direction and supervision of the City Engineer, this Permit being granted subject to the following further conditions: (see page 2 of 3 of this permit)

SCHN00162879

PUBLIC IMPROVEMENT PERMIT

Job # 5016

- (A) Before receipt of this Permit, the Applicant/Contractor shall pay to the City of Portland the balance of Engineering Fee \$ 9960⁰⁰; the said amount being based on the City Engineer's Estimate of \$ 136,850⁰⁰. *Amounts are for both Phases 1 & 2.*
- (B) The Applicant/Contractor hereby agrees that all work provided for under this permit shall be performed in such good, skillful, and substantial manner that no repairs shall be necessary on the improvement covered by this permit for a period of two years after its completion and acceptance by the City. If during this two-year period any defects shall appear in said improvement which are attributable in any manner to defective materials or workmanship, the Applicant/Contractor hereby undertakes and guarantees to repair such defects at his own expense, when so ordered by the City Engineer. Any defects which appear in said improvement within said two-year period shall be prima facie evidence of defective material or workmanship.
- (C) The Applicant/Contractor shall hold the City of Portland, the City Engineer, and each and all of the officers and employees of the said City free and harmless from any claims for damages to persons or property which may be occasioned by any construction and/or maintenance carried on under the permit granted.
- (D) The Construction Inspection office of the Bureau of Environmental Services shall be notified prior to commencement of work.
- (E) All utility companies shall be notified at least 48 hours prior to commencement of work.
- (F) Applicant/Contractor hereby agrees to furnish liability and property damage insurance as approved by the City Attorney in an amount required by the City prior to issuance of this permit.
- (G) Applicant/Contractor hereby agrees to furnish a performance bond, cash in lieu thereof, or other equivalent surety, as approved by the City Attorney prior to issuance of this permit.
- (H) Applicant/Contractor hereby agrees to furnish a maintenance bond, cash in lieu thereof, or other equivalent surety, as approved by the City Attorney, in an amount equal to 20 percent of the City Engineer's estimate prior to the City Engineer signing the Certificate of Completion. This surety shall be for a period of two years.
- (I) Applicant/Contractor hereby agrees that no sewer connection permits or building permits shall be approved by the Bureau of Environmental Services until the Certificate of Completion is signed by the City Engineer or approved in writing by the City Engineer.
- (J) Applicant/Contractor hereby agrees that any additional permit fees in excess of deposited funds shall be paid prior to the City Engineer signing the Certificate of Completion. If payment is not received by the Bureau of Environmental Services within 60 days of notification, the City Engineer shall demand payment through the performance bond, cash in lieu thereof, or equivalent surety as approved by the City Attorney and required as a condition of this permit. Applicant/Contractor also agrees to be liable for all costs, including attorney fees, incurred by City in exercising its rights under this section, and such costs if not promptly paid by Applicant/Contractor shall be payable from the performance bond, cash in lieu thereof, or other equivalent surety. If the City resorts to the bond for payment of amounts provided for in this section, the surety is unconditionally obligated to pay the amount requested within ten days following the demand. The surety may obtain documentation of the City's charges, pursuant to the Bureau's public records policy.

SCHN00162880

PUBLIC IMPROVEMENT PERMIT

Job # 5016

- (K) Applicant/Contractor hereby agrees that all work (construction) performed under this permit is located within existing public right-of-way, public easement areas, or private property owned by applicant to be dedicated as public right-of-way or easement, and that all public easements to be dedicated shall contain standard terms and provisions of easement as written on file with the Bureau of Environmental Services. All public right-of-way and public easement shall be dedicated prior to issuance of notice of completion by City Engineer.

Terms accepted by Applicant:

Roger J. New
PRINT NAME[Signature] 3-29-94
SIGNATURE DATEDate balance of engineering fee paid 3-29-94 Date permit issued _____This permit expires 120 days after date of issue, unless renewed.

Terms accepted by Contractor:

JOEL CORSAOT
PRINT NAME[Signature] 3/29/94
SIGNATURE DATE[Signature] 3-29-94
CITY ENGINEER DATE

CITY OF PORTLAND, OREGON
BUREAU OF ENVIRONMENTAL SERVICES

Job# 5016

APPLICATION FOR PERMIT

TO THE CITY ENGINEER:

The undersigned hereby applies for a permit to construct:

N. Burgard Rd. & N. Meira Way (Private) Storm & Sanitary Sewers
Approximately 650 lineal feet of sanitary sewer and 1,1015
lineal feet of storm sewer on property located at 12005 North
Burgard Road, Portland, Oregon.

Phase 2

In accordance with plans approved by the City Engineer and with the standard plans and specifications of the City of Portland, as provided by the provisions of the Charter, Codes, and Resolutions of the City of Portland pertaining to such work, the said improvement to consist of the following work:

AS DESCRIBED IN THE PRELIMINARY PLANS FOR SEWER CONSTRUCTION

and to be completed within 180 days, after issue of Construction Permit.

APPLICANT: Schnitzer Investment Corp. Ph. 724-9900

ADDRESS: 3200 NW Yeon Avenue, Portland, Oregon 97210

Engineering Fee Deposit \$ 2,740.00 (in accordance with Public Works Code)

Trustee Fund Receipt No. _____

PUBLIC IMPROVEMENT PERMIT

CONTRACTOR: to be determined EMERY & SON'S Ph. 769-7751

ADDRESS: Box 398 STAYTON OR

This permit is issued by the City to the applicant/contractor. The applicant is the party who either owns the property to be served or a developer who is authorized by the owner to cause construction of the improvements. The contractor is the party responsible for completing the work provided for under this permit. Both the applicant and the contractor are subject to the terms of this permit, and shall jointly assure that the requirements of the permit are satisfied.

This Permit is hereby granted subject to the following:

The said (construction) is to be done in accordance with the plan attached hereto and made a part of this Permit, and with the Standard Plans and Specifications of the City of Portland, and under the direction and supervision of the City Engineer, this Permit being granted subject to the following further conditions: (see page 2 of 3 of this permit)

- (A) Before receipt of this Permit, the Applicant/Contractor shall pay to the City of Portland the balance of Engineering Fee \$ ^{9,960.00}~~13,700.00~~; the said amount being based on the City Engineer's Estimate of \$ 136,800.00. *Amounts are for both Phases 1 & 2.*
- (B) The Applicant/Contractor hereby agrees that all work provided for under this permit shall be performed in such good, skillful, and substantial manner that no repairs shall be necessary on the improvement covered by this permit for a period of two years after its completion and acceptance by the City. If during this two-year period any defects shall appear in said improvement which are attributable in any manner to defective materials or workmanship, the Applicant/Contractor hereby undertakes and guarantees to repair such defects at his own expense, when so ordered by the City Engineer. Any defects which appear in said improvement within said two-year period shall be prima facie evidence of defective material or workmanship.
- (C) The Applicant/Contractor shall hold the City of Portland, the City Engineer, and each and all of the officers and employees of the said City free and harmless from any claims for damages to persons or property which may be occasioned by any construction and/or maintenance carried on under the permit granted.
- (D) The Construction Inspection office of the Bureau of Environmental Services shall be notified prior to commencement of work.
- (E) All utility companies shall be notified at least 48 hours prior to commencement of work.
- (F) Applicant/Contractor hereby agrees to furnish liability and property damage insurance as approved by the City Attorney in an amount required by the City prior to issuance of this permit.
- (G) Applicant/Contractor hereby agrees to furnish a performance bond, cash in lieu thereof, or other equivalent surety, as approved by the City Attorney prior to issuance of this permit.
- (H) Applicant/Contractor hereby agrees to furnish a maintenance bond, cash in lieu thereof, or other equivalent surety, as approved by the City Attorney, in an amount equal to 20 percent of the City Engineer's estimate prior to the City Engineer signing the Certificate of Completion. This surety shall be for a period of two years.
- (I) Applicant/Contractor hereby agrees that no sewer connection permits or building permits shall be approved by the Bureau of Environmental Services until the Certificate of Completion is signed by the City Engineer or approved in writing by the City Engineer.
- (J) Applicant/Contractor hereby agrees that any additional permit fees in excess of deposited funds shall be paid prior to the City Engineer signing the Certificate of Completion. If payment is not received by the Bureau of Environmental Services within 60 days of notification, the City Engineer shall demand payment through the performance bond, cash in lieu thereof, or equivalent surety as approved by the City Attorney and required as a condition of this permit. Applicant/Contractor also agrees to be liable for all costs, including attorney fees, incurred by City in exercising its rights under this section, and such costs if not promptly paid by Applicant/Contractor shall be payable from the performance bond, cash in lieu thereof, or other equivalent surety.

PUBLIC IMPROVEMENT PERMIT

Job # 5016

- (K) Applicant/Contractor hereby agrees that all work (construction) performed under this permit is located within existing public right-of-way, public easement areas, or private property owned by applicant to be dedicated as public right-of-way or easement, and that all public easements to be dedicated shall contain standard terms and provisions of easement as written on file with the Bureau of Environmental Services. All public right-of-way and public easement shall be dedicated prior to issuance of notice of completion by City Engineer.

SCHNITZER INVESTMENT CORP.

Terms accepted by Applicant: Linda M. Wakefield, Vice President

PRINT NAME

SIGNATURE

11/17/93
DATE

Date balance of engineering fee paid 3-29-94 Date permit issued 3-29-94

This permit expires 180 days after date of issue, unless renewed.

Terms accepted by Contractor:

JOE I CORSAUT
PRINT NAME

SIGNATURE

3/29/94
DATE

Vernon F. Rhoads / jrg
CITY ENGINEER

3-29-94
DATE



Bureau of Water Works
Bureau of Environmental Services
1120 SW Fifth Avenue, Room 601
Portland, Oregon 97204-1974
(503) 823-7770

City of Portland

SCHNITZER INVESTMENT
PO BOX 10047

PORTLAND OR 97214

DATE DUE	AMOUNT DUE
05/19/94	\$596.70

FINAL BILL FOR SERVICE THROUGH
06/30/92.

ADDRESS SERVED
N BURGARD R
ACCOUNT NUMBER
8822023207

88220232070000596702

111

Return the above portion with your payment • Make checks payable to Bureau of Water Works • Write account number on check • Do Not Send Cash

CUSTOMER INFORMATION	ADDRESS SERVED
SCHNITZER INVESTMENT . PO BOX 10047	N BURGARD R
	ACCOUNT NUMBER
	8822023207
	SERVICE PERIOD
	06-30-92 TO 06-30-92

CHARGES	READING PRIOR / CURRENT	USAGE 100'S CUBIC FEET	AMOUNT
WATER AMOUNT LAST BILLED			500.00CR
MAIN EXTENSION			1,096.70

*per Mari & Water Bureau:
They have not re-figured
new fees. \$1096.70 was
based on application for
previous partition. At
end of this project we
will get full accounting
for these fees.*

APPROVED
ACCT.#

MAY 11 1994

RECEIVED

PLEASE PAY THIS AMOUNT \$ 596.70

FINAL BILL FOR SERVICE THROUGH 06/30/92.

8822023207

Thank you. It's our pleasure to serve you.

SCHN00162891

Schnitzer Investment

BILL NUMBER: 104-94

Post Office Box 10047

DATE: 2 May 1994

Portland, OR 97214

**BUREAU OF WATER WORKS
1120 SW 5TH AVENUE
PORTLAND, OR 97204**

Project Number: 6822/47268

Account Number: 8822 0232 07

Review plans and specifications for the laying of a water main and the installation of service branches in the private road adjacent to the existing water main eastment west of N Burgard Road.

TOTAL CHARGES

\$1,096.70

FUNDS DEPOSITED 6/30/92

\$500.00

PLEASE PAY THIS AMOUNT

\$596.70

SCHN00162892

Wku

CITY OF PORTLAND
BUREAU OF WATER WORKS
1120 SW 5TH AVENUE
PORTLAND, OREGON 97204

WORK ORDER INDEX NO: _____

ACCOUNT NO: _____

ITEMIZED STATEMENT OF WORK PERFORMED FOR _____

WESTECH ENGINEERING INC. - DON WHITEHEAD

DESCRIPTION OF WORK: REVIEW PLANS & SPECIFICATIONS FOR
THE LAYING OF A WATER MAIN AND THE INSTALLATION
OF SERVICE BRANCHES IN THE PRIVATE ROAD ADJACENT
TO THE EXISTING WATER MAIN BASEMENT WEST OF N
BURGARD ROAD.

THIS STATEMENT, FINAL OR ~~PROGRESS BILL~~ NO. _____, IS FOR WATER

CHARGES FROM 6-4-93 THROUGH 3-9-94

(ACCTG. PERIOD 12-13 (92-93)
7-9 (93-94)). ALL COST DETAILS ARE ON FILE AT THE W.B.

LABOR: \$ 953.65

MATERIAL: _____

EQUIPMENT: _____

PERMIT _____

PAVING _____

SUBTOTAL: 953.65

PLUS 15% OVHD 143.05

TOTAL PROJECT 1,096.70

LESS: -

TOTAL BILLING 1,096.70

Date Prepared 4/25/94

Prepared by [Signature]

Project No: 6822

Permit No. 47268

C+ ☒ FIRM _____

CUSTOMER ESTIMATE \$500.00

PROJ. ESTIMATE _____

REVENUE ALLOWANCE _____

SCHN00162893

CITY OF PORTLAND
PERMIT CENTER
RECEIPT

No 507981 W

DATE 1-11-94NAME Westech Engineering

PHONE # _____

JOB ADDRESS _____

PERMIT # _____

Review Plans & Specs49047Acct 8822 0276 03

<u>FEE CODE</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>\$ AMOUNT</u>
0402 . . .	Hydrant Usage	_____	_____
0403 . . .	Miscellaneous Charge Work	_____	_____
0405 . . .	Backflow Test & Repair	_____	_____
0410 . . .	Water Main Extension	<u>1</u>	<u>500 00</u>
0420 . . .	3/4" Service Install Ordinance	_____	_____
0421 . . .	1" Service Install Ordinance	_____	_____
0422 . . .	Non Ordinance Service Install	_____	_____
0423 . . .	Activate 3/4" Service Ordinance	_____	_____
0424 . . .	Activate 1" Service Ordinance	_____	_____
0425 . . .	Non Ordinance Service Activate	_____	_____
0430 . . .	System Development (SDC)	_____	_____
		TOTAL	<u>500 00</u>

Mari Moore 823-7368
BUREAU REP. NAME (PLEASE PRINT)Cash _____ Check _____ TF _____ Bill to _____
EAZ:F-PCRCPT (5/23/90)

SCHN00162894

01/11/94

15:40

503 5853986

WESTECH ENG.

001/002

Post-It [®] brand fax transmittal memo 7671		# of pages = 2
To	LINDA WATKINS	From
Co.	S.I.C.	Co.
Dept.	2418	Phone #
Fax #	323-2005	Fax #
		585-2474

DUPLICATE RECEIPT DUPLICATE RECEIPT
 CITY OF PORTLAND
 BUREAU OF BUILDINGS
 PORTLAND BUILDING

REG/RCPT : 01-31763 C: 01-11-1994
 CASHIER ID : L 09:12:00 A: 01-11-1994
 0410 WATER MAIN EXTE
 W-507781 \$500.00

TOTAL DUE \$500.00
 RECEIVED FROM:
 SCHNITZER INVESTMENT .. 87-70
 CHECK \$500.00
 TOTAL TENDERED \$500.00
 CHANGE DUE \$0.00

DUPLICATE RECEIPT DUPLICATE RECEIPT

SCHN00162895

VALUE CHANGE NOTICE		
REAL MARKET VAL(RMV)	Last Year	This Year
RMV LAND	478,300	4,372,200
RMV IMPROVEMENTS	0	2,084,720
TOTAL RMV	478,300	6,456,920

Code Area
001

Account Number
R-97135-0500

OREGON PROPERTY TAX YEAR

July 1, 1994

To June 30, 1995

MULTNOMAH COUNTY REAL

Property Taxes

PROPERTY ADDRESS (Tax Lot Number)

12005 N BURGARD ST
PORTLAND, OR 00000

TAX ROLL DESC:

LOT BLOCK

SECTION 35 2 N 1 W

TL 50

89.07 ACRES

LAND & IMPS

SEE -0501 & -0502

NOVEMBER BILLING

RETURNED CHECK WILL INCUR A SERVICE CHARGE

TOTAL TAXES 9,897.99 116,438.28

APPEAL RIGHTS AND PROPERTY TAX PAYMENT OPTIONS

(See Enclosure)

Pay	By	Discount Allowed	Net Amount
IN FULL	Nov 15 1994	3,493.15 3%	112,945.13
2/3	Nov 15 1994	1,552.51 2%	76,073.01
1/3	Nov 15 1994	NONE	38,812.76

DELINQUENT TAXES

Interest and fees included thru:
Nov 15, 1994

Tax Year Amount

If property accounts with unpaid balance for any tax marked with an asterisk (*) subject to foreclosure if paid on or before May 15. Payments received on this date MUST BE applied to delinquent taxes first.

Total Delinquent Amount:

TOTAL TAXES OWED ON THIS ACCOUNT

PAID BY November 15, 1994

112,945.13

SCHNITZER INVEST CORP
X SCHNITZER, GILBERT
3200 NW YEON AV
PORTLAND, OREGON 97210

PLEASE MAKE PAYMENT TO:
Tax Collector, Multnomah County
P.O. Box 2716
Portland, Oregon 97208-2716

PHONE: (503) 248-3326

	OREGON PROPERTY TAX YEAR	
	July 1, 1994	To June 30, 1995
EASE	MULTNOMAH COUNTY REAL	
TURN	Property Taxes	
THIS PART	PROPERTY ADDRESS	
TH YOUR	12005 N BURGARD ST	
YMENT	PORTLAND, OR 00000	

Property Tax Payment Options

Code Area
001

Account Number
R-97135-0500

PAY

	Net Amount
IN FULL Nov 15 1994	3,493.15 3% 112,945.13
2/3 Nov 15 1994	1,552.51 2% 76,073.01
1/3 Nov 15 1994	NONE 38,812.76

1971350500 0003881276 0007607301 0011294513 02

0/18/94

TMMD

SCHNITZER INVEST CORP
X SCHNITZER, GILBERT
3200 NW YEON AV
PORTLAND, OREGON 97210

PLEASE MAKE PAYMENT TO:
Tax Collector, Multnomah County

Enter Amount Paid This Statement

SCHN00162900

173 chg'd Buigard Industrial Park

PLAT NAME INTERNATIONAL TERMINALS SUBDIVISION

MAP NO 352N1W 800 N 14

OUT OF 9.75 AC OF TL 50, 77.85 AC OUT OF TL 55, 1.37 AC OUT OF TL 56 & 0.10 AC OF TL 67 SECTION 35 2N 1W

ACC'T. NO 97135-0500, 97135-0550, 97135-0560 & 97135-0670

TAX ROLL DESC. TL 50 SECTION 35 2N 1W 89.07 ACRES

ACC'T. NO 97135-0500

FEE OWNER SCHNITZER INVESTMENT CORP

BK. 1500 PG. 252 REC. *81 *77 73

DEDICATOR SAME AS ABOVE

BK. PG. REC.

DIVISION VOUCHER NO 94-2095

B H HON.

CODE	VALUE	DEFERRAL	DIVISIONS	TAX COLLECTION
DATE	1994		Year Value Tax	
8-3-94	L/C 001	LAND 4,372,200	Green Belt	Deferrals 0
		IMPS. 2,084,720	Forest	Delinquent Tax 0
		TOTAL 6,456,920	Other	Current Tax 112,945.13
DATE	9-14-94	9-14-94	9-16-94	Advance Tax 228,444.86
SIGNATURE	J. TILLMAN	B. W. Winkler	L. F. Fisher	P04-57730-04 - 60,381.53

REMARKS:

also see subaccts -0501 + -0502

COMPUTATION FOR ADVANCE TAX:

RATE VALUE 10% TAX
22.50 x 2,451,930 = 55,307.70
Melli Bullen 5530.73

NOTE: FROM CERTIFICATION OF TAX ROLL TO JAN.1 THERE ARE NO ADVANCE TAXES, ONLY CURRENT, DELINQUENT, & DEFERRALS.

PERSONAL PROPERTY			
Acc't. No.	Year	Value	Tax
	See Attached	9/15/94	

Bills are attached (Cash register copies)

not on this property

P04-57730-04

P24-57734-01 NO VALUE

22.50 x 2,451,810 = 55,307.73

22.50 x 3,451,930 = 77,668.43

3,451,930 x 18.0331 = 62,242.00

3010
60,381.53

\$173,326.66

SCHN00162901

267 ~~243~~ chg to Burgard Industrial Park
 PLAT NAME INTERNATIONAL TERMINALS SUBDIVISION MAP NO 352N1W 800 N9 14
 OUT OF TL 55 Mach + Equip ACC'T. NO 97135-0551
 TAX ROLL DESC. TL 50 MACHINE & EQUIPMENT ACC'T. NO 97135-0501
 FEE OWNER SCHNITZER STEEL INDUSTRIES BK 0000 PG. 0000 REC. 92
 DEDICATOR SCHNITZER INVEST CORP BK. PG. REC.
 DIVISION VOUCHER NO 94-2095 *Billion*

	CODE	VALUE	DEFERRAL	DIVISIONS		TAX COLLECTION
DATE		1994		Year	Value	Tax
8-3-94	L/C 001	LAND 0	Green Belt			Deferrals 0
		IMPS. 353,530	Forest			Delinquent Tax 0
		TOTAL 353,530	Other			Current Tax <u>6183.96</u>
DATE		9-14-94	9-14-94	9-16-94		Advance Tax <u>X 7,954.43</u>
SIGNATURE	J. TILLMAN	<i>J. Tillman</i>	<i>K. Fisher</i>	<i>J. Tillman</i>		

REMARKS:

COMPUTATION FOR ADVANCE TAX:

RATE	VALUE	10%	TAX
22.50	353,530.00		7954.43
	<i>252,520.00</i>		<i>2525.20</i>

Melita Ballou

NOTE: FROM CERTIFICATION OF TAX ROLL TO JAN.1 THERE ARE NO ADVANCE TAXES, ONLY CURRENT, DELINQUENT, & DEFERRALS.

PERSONAL PROPERTY			
Acc't. No.	Year	Value	Tax
<i>See Attached pgs 4/11/94</i>			

SCHN00162902

Chgd to Burgard Warehouse Park

REVIS

PLAT NAME INTERNATIONAL TERMINALS SUBDIVISION

MAP NO 35-2N-1W 600 N 14

OUT OF

ACC'T. NO

TAX ROLL DESC. SECTION 35 2N 1W TL 50 WAREHOUSE

ACC'T. NO 97135-0502

FEE OWNER ROMAR TRANSPORTATION SYSTEMS, INC

BK. 0000 PG. 0000 REC. 94

DEDICATOR SCHNITZER INVEST CORP

BK. PG. REC.

DIVISION VOUCHER NO 94-2095 & 94-2267

B HILTON

	CODE	VALUE	DEFERRAL	DIVISIONS			TAX COLLECTION
DATE		1994		Year	Value	Tax	
9-16-94	L/C 001	LAND 0	Green Belt				Deferrals 0
	SEE BELOW	IMPS 1,206,000	Forest				Delinquent Tax 0
		TOTAL 1,206,000	Other				Current Tax 596.48
DATE		9-26-94	9-14-94	9-15-94			Advance Tax 27,135.00
SIGNATURE	K. BEERE	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>			

REMARKS: IMPS (WAREHOUSE) ONLY

Romar paid for imp. but on lease until
 Subdivision is recoded.
 new imp 1994

COMPUTATION FOR ADVANCE TAX:

RATE VALUE 10% TAX
 20.50 x 1,206,000 = 24,723.00
 24,723.00 + 27,135.00 = 51,858.00

NOTE: FROM CERTIFICATION OF TAX ROLL TO JAN. 1 THERE ARE
 NO ADVANCE TAXES, ONLY CURRENT, DELINQUENT, & DEFERRALS

IMP WAREHOUSE 1994/95 ENTERPRISE ZONE

10-05-94

PERSONAL PROPERTY			
Acc't. No.	Year	Value	Tax
P-04-57735-00	<i>[Signature]</i>	44,300	
	See Attached		
	ON 1/17/94 9-15-94		

P.P. E=45

10,200

10-17-94

TAXABLE P.P.

 $34,100 \times 18.0331 = 614.93 - 30\% = 596.48$

SCHN00162903

MAGK191P
MAGK01AP
ATCOL

Multnomah County Public A&T System

10/18/94 14:05

*** Query Summary Balances ***

Page: 1

Acct Nbr: R-97135-0500

BILLING FEES:

Acct Status:

Source Name/Address

Situs

OWNR1 SCHNITZER INVEST CORP

12005 N BURGARD ST

TXPR1 % SCHNITZER, GILBERT

City: PORTLAND Zip: Seq: 1

MAIL1 3200 NW YEON AV

MAIL2 PORTLAND, OREGON 97210

Addn: SECTION 35 2 N 1 W Lot Block Levy Code: 001

TL 50

89.07 ACRES

LAND & IMPS

SEE -0501 & -0502

Pmt Dt:	10/18/94	Amt:	Yr:	Spread:	Y	Fcls:	Int Thru:	11/15/94
Year	Levied	Beg Bal	Int Due	Disc Amt	Total Due			
89/90	12,570.83	0.00	0.00	0.00	0.00			
90/91	13,870.98	0.00	0.00	0.00	0.00			
91/92	11,577.04	0.00	0.00	0.00	0.00			
92/93	11,102.54	0.00	0.00	0.00	0.00			
93/94	9,897.99	0.00	0.00	0.00	0.00			
94/95	116,438.28	116,438.28	0.00	0.00	0.00			
	FULL PAY (3%	116,438.28		3,493.15	112,945.13			
	2/3 PAY (2%	77,625.52		1,552.51	76,073.01			
	1/3 PAY (NET	38,812.76			38,812.76			
	TOTAL AMOUNT NEEDED TO PAY IN FULL ON 10/18/94				112,945.13			

*** End of Report MAGK191P ***

SCHN00162904

MAGK191P
MAGK01AP
ATCOL

Multnomah County Public A&T System

10/18/94 14:05

*** Query Summary Balances ***

Page: 1

Acct Nbr: P-04-57730-04 (94)

BILLING FEES:

Acct Status: NEEDS TO FILE

Source Name/Address

Situs

OWNR1 SCHNITZER STEEL INDUSTRIES

12005 N BURGARD RD

OWNR2 INC

City: PORTLAND Zip:

Seq: 1

MAIL1 12005 N BURGARD ST

MAIL2 PORTLAND, OREGON 97210

Addn:

Lot

Block

Levy Code: 001

TL 50 SEC 35 2N 1W

Pmt Dt: 10/18/94 Amt:

Yr:

Spread: Y Fcls:

Int Thru: 11/15/94

Year

Levied

Beg Bal

Int Due

Disc Amt

Total Due

*** End of Report MAGK191P ***

COMPUTATION FOR		TAX:
RATE	VALUE	TAX
18.0331	x 3,451,930.	= 62,249.00

- 3% discount

60,381.53

SCHN00162905

MAGK191P
MAGK01AP
ATCOL

Multnomah County Public A&T System

10/18/94 14:05

*** Query Summary Balances ***

Page: 1

Acct Nbr: R-97135-0501

BILLING FEES:

Acct Status:

Source Name/Address

Situs

OWNR1 SCHNITZER STEEL INDUSTRIES

WI/12005 N BURGARD ST

MAIL1 3200 NW YEON AVE

City: PORTLAND Zip:

Seq: 1

MAIL2 PORTLAND, OREGON 97210

Addn: SECTION 35 2N 1W

Lot

Block

Levy Code: 001

TL 50

MACH & EQUIP

Pmt Dt: 10/18/94	Amt:	Yr:	Spread: Y	Fcls:	Int Thru: 11/15/94
Year	Levied	Beg Bal	Int Due	Disc Amt	Total Due
94/95	6,375.22	6,375.22	0.00	0.00	0.00
	FULL PAY (3%	6,375.22		191.26	6,183.96
	2/3 PAY (2%	4,250.15		85.00	4,165.15
	1/3 PAY (NET	2,125.08			2,125.08
	TOTAL AMOUNT NEEDED TO PAY IN FULL ON 10/18/94				6,183.96

*** End of Report MAGK191P ***

SCHN00162906

VALUE CHANGE NOTICE		
REAL MARKET VAL(RMV)	Last Year	This Year
RMV LAND	0	0
RMV IMPROVEMENTS	0	353.530
TOTAL RMV	0	353.530

TOTAL TAXES 0.00 6,375.22

APPEAL RIGHTS AND PROPERTY TAX PAYMENT OPTIONS
(See Enclosure)

Pay	By	Discount Allowed	Net Amount
IN FULL	Nov 15 1994	191.26 3%	6,183.96
2/3	Nov 15 1994	85.00 2%	4,165.15
1/3	Nov 15 1994	NONE	2,125.08

DELINQUENT TAXES

Interest and fees included thru
Nov 15, 1994

Real property accounts with an unpaid balance for any tax year marked with an asterisk (*) are subject to foreclosure if not paid on or before May 15. Any payments received on this account MUST BE applied to delinquent taxes first.

Total Delinquent Amount:

TOTAL TAXES OWED ON THIS ACCOUNT
IF PAID BY November 15, 1994 6,183.96

Code Area
001

Account Number
R-97135-0501

OREGON PROPERTY TAX YEAR

July 1, 1994

To June 30, 1995

MULTNOMAH COUNTY REAL

Property Taxes

PROPERTY ADDRESS

WI/12005 N BURGARD ST
PORTLAND, OR 97203

TAX ROLL DESC:

LOT

BLOCK

SECTION 35 2N 1W

TL 50

MACH & EQUIP

NOVEMBER BILLING

RETURNED CHECK WILL INCUR A SERVICE CHARGE

SCHNITZER STEEL INDUSTRIES

3200 NW YEON AVE

PORTLAND, OREGON 97210

PLEASE Tax Collector, Multnomah County

MAKE P.O. Box 2716

PAYMENT Portland, Oregon 97208-2716

TO:

PHONE: (503) 248-3326

PLEASE
RETURN
THIS PART
WITH YOUR
PAYMENT

OREGON PROPERTY TAX YEAR

July 1, 1994

To June 30, 1995

MULTNOMAH COUNTY REAL

Property Taxes

PROPERTY ADDRESS

WI/12005 N BURGARD ST
PORTLAND, OR 97203

Property Tax Payment Options

Code Area

Account Number

001

R-97135-0501

PAY

IN FULL Nov 15 1994

191.26 3%

Net Amount
6,183.96

2/3 Nov 15 1994

85.00 2%

4,165.15

1/3 Nov 15 1994

NONE

2,125.08

1971350501

0000212508

0000416515

0000618396

07

10/18/94

ATMMD

PLEASE MAKE PAYMENT TO:

Tax Collector, Multnomah County

SCHNITZER STEEL INDUSTRIES

3200 NW YEON AVE

PORTLAND, OREGON 97210

Enter Amount Paid This Statement

SCHN00162907

AFFIDAVIT OF CONSENT

I, Michael Marden, being first duly sworn, depose and say that I am Chief Executive Officer of Romar Transportation Systems, Inc., a Delaware corporation, and by the authority vested in me by said corporation do hereby volunteer and declare on behalf of Romar Transportation Systems, Inc., that said corporation is in agreement with the recordation of the subdivision plat known as "BURGARD INDUSTRIAL PARK", situated in the City of Portland, County of Multnomah and State of Oregon.

Michael Marden
MICHAEL MARDEN, CEO, ROMAR TRANSPORTATION SYSTEMS, INC

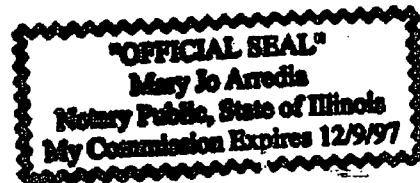
Subscribed and sworn to before me this 14th day of OCTOBER, 1994.

Mary Jo Anredia

Notary Public for the State of ILLINOIS.

STAMP/SEAL

My commission expires _____.



SCHN00162908

SCHNITZER INVESTMENT CORP.

FAX MESSAGE

3200 N.W. YEON AVENUE
P.O. BOX 10047
PORTLAND, OREGON 97210

PHONE: (503) 224-9900
TELEX: 360144
FAX: (503) 323-2804

DATE: October 11, 1994

TO: Jim Weddle

COMPANY: Weddle & Assoc's

FAX NUMBER: 292-0938

FROM: Linda Wakefield

Total number of pages 1, including cover page

MESSAGE:

According to Jim Shismonski (sp.?) who is some kind of a "big wig" at the Assessor's Office, only real property owners have to sign. The document for Romar can be on 8-1/2 by 11 and should be called an Affidavit of Consent. Romar needs to declare that "they are in agreement with the recordation of the subdivision named Burgard Industrial Park in Multnomah County, State of Oregon. Then you need a signature block for them and a notary. According to him, that is all that is needed!

NOTE: If you do not receive all of the pages, please call (503) 321-2600 as soon as possible.

SCHN00162909

9/26/94

Joan -- Assessor's Office
248-3375 ext 2773

Will have to pay advance taxes on subdivision. They still have it as International Terminals Subdivision. Be sure when plats go there that they know that's what they are. Three tax accounts:

97135-0500 SIC
97135-0501 SSP -- Machinery and equipment
97135-0502 Romar building

An officer of SSP and Romar also need to sign plats.

248-3334 -- Advance tax figures. - MARY

PERS. PROP. - SSP - 204-57730-04

9/27 per Joan Webster -
tallied of Jim Skinner's
They have pers. prop. detail
as being on T6 5530.73 we
would have to pay entire
account.

9/26/94 - Joan

Pers. Prop. Accts - SSP

One for Ryerson

Not sure about Enterprise zone

Steve Skinner needs
to go to Romar to
verify they have met
conditions of Enterprise
zone. 248-3349, ext 2349.

Barry - Drafting
248-3375, ext 2001

John Webster
248-3367
ext. 6706

Pers. Prop

10/1/94
Jim Skinner
Real Prop. only
Affidavit of Consent
Free owner
Declaration

9/27 per Joan -

They are reviewing pers prop acct 204-57730-00 -
\$5530.73

10/5/94 per Joan - Skinner confirmed that (Ryerson?)
Romar only prop. tax is exempt. They are
waiting for Monson to return pers. prop form
because not all of that will be exempt

SCHN00162910



MULTNOMAH COUNTY OREGON

DIVISION OF ASSESSMENT & TAXATION

FAX TRANSMITTAL COVER SHEETNumber of pages including Cover Sheet: 4 Date: 9-22-94

TO:

Linda WakefieldTELEPHONE #: 1- 323-2732Fax Phone #: 1- 323-2804

ATTN:

Linda

FROM:

Multnomah County Oregon
Division of Assessment & Taxation
610 S.W. Alder Street, Room 200
Portland, Oregon 97205

Telephone #: 1-503-248-3367

Fax Phone #: 1-503-248-3356

SENDER: Name Mary D, Section Tax Collections, Phone Ext# MESSAGE:

All of the advance taxes must be collected, in order for the Plat to be recorded, and payments must be made with a cashiers check.

Grand total : \$ 263,569.29

If you have any questions regarding the sub-division you should speak with Joan in Divisions @ 248-3375.

If you want the payoff amounts you can call Tax Collections @ 248-3334, for verification.

202 243
 PLAT NAME INTERNATIONAL TERMINALS SUBDIVISION MAP NO 352N1W 800A9 14
 OUT OF TL 55 mach + equip ACC'T. NO 97135-0551
 TAX ROLL DESC. TL 50 MACHINE & EQUIPMENT ACC'T. NO 97135-0501
 FEE OWNER SCHNITZER STEEL INDUSTRIES BK. 0000 PG. 0000 REC. 92
 DEDICATOR SCHNITZER INVEST CORP BK. --- PG. --- REC. ---
 DIVISION VOUCHER NO 94-2095

DATE	CODE	VALUE	DEFERRAL	DIVISIONS			TAX COLLECTION
				Year	Value	Tax	
8-3-94	L/C 001	LAND 0	Green Belt				Deferrals 0
		IMPS. 353,530	Forest				Delinquent Tax 0
		TOTAL 353,530	Other				Current Tax 0
DATE		9-14-94	9-14-94	9-16-94			Advance Tax X 7,954.43
SIGNATURE	J. TILLMAN	<i>J. Tillman</i>	<i>K. Fisher</i>	<i>J. Tillman</i>			

REMARKS:

COMPUTATION FOR ADVANCE TAX:

RATE 22.50 VALUE 353,530.00 10% TAX = 7954.43
Mollie Ballen

NOTE: FROM CERTIFICATION OF TAX ROLL TO JAN.1 THERE ARE NO ADVANCE TAXES, ONLY CURRENT, DELINQUENT, & DEFERRALS.

PERSONAL PROPERTY			
Acc't. No.	Year	Value	Tax
<i>See Attached for 2/15/94</i>			

COPY

SCHN00162912

1783
PLAT NAME INTERNATIONAL TERMINALS SUBDIVISION **MAP NO** 352N1W 800 N 14
9.75 AC OF TL 50, 77.85 AC OUT OF TL 55, 1.37 AC OUT OF **ACC'T. NO** 97135-0500, 97135-0550;
OUT OF TL 56 & 0.10 AC OF TL 67 SECTION 35 2N 1W 97135-0560 & 97135-0670
TAX ROLL DESC. TL 50 SECTION 35 2N 1W 89.07 ACRES **ACC'T. NO** 97135-0500
FEE OWNER SCHNITZER INVESTMENT CORP **BK.** 1500 **PG.** 252 **REC.** *81 *77 73
DEDICATOR SAME AS ABOVE **BK.** --- **PG.** --- **REC.** ---
DIVISION VOUCHER NO 94-2095

	CODE	VALUE	DEFERRAL	DIVISIONS			TAX COLLECTION
DATE		1994		Year	Value	Tax	
8-3-94	L/C 001	LAND 4,372,200	Green Belt				Deferrals <input type="checkbox"/>
		IMPS. 2,084,720	Forest				Delinquent Tax <input type="checkbox"/>
		TOTAL 6,456,920	Other				Current Tax <input type="checkbox"/>
DATE		9-14-94	9-14-94	9-16-94			Advance Tax X 228,479.86
SIGNATURE	J. TILLMAN	<i>R. W. ...</i>	<i>K. ...</i>	<i>Vielhaber</i>			

REMARKS:

also see sub-accounts -0501 & -0502

COMPUTATION FOR ADVANCE TAX:

RATE VALUE 10% TAX
 22.50 x 6,456,920 = 145,280.70
Mollie Baller 5530.73

NOTE: FROM CERTIFICATION OF TAX ROLL TO JAN.1 THERE ARE NO ADVANCE TAXES, ONLY CURRENT, DELINQUENT, & DEFERRALS.

77,668.43

PERSONAL PROPERTY			
Acc't. No.	Year	Value	Tax
	<i>See Attached</i>	<i>for</i>	<i>9/15/94</i>

COPY

P04-57730-00 22.50 x 245,810 = 5530.73
P04-57730-04 22.50 x 3,451,930 = 77,668.43

→ \$ 228,479.86

SCHN00162913

PLAT NAME INTERNATIONAL TERMINALS SUBDIVISION MAP NO 35-2N-1W 800 N 14
 OUT OF _____ ACC'T. NO _____
 TAX ROLL DESC. SECTION 35 2N 1W TL 50 WAREHOUSE ACC'T. NO R-97135-0502
 FEE OWNER ROMAR TRANSPORTATION SYSTEMS, INC BK. 0000 PG. 0000 REC. 94
 DEDICATOR SCHNITZER INVEST CORP BK. _____ PG. _____ REC. _____
 DIVISION VOUCHER NO 94-2095 & 94-2267

	CODE	VALUE	DEFERRAL	DIVISIONS			TAX COLLECTION
DATE		1994		Year	Value	Tax	
9-16-94	L/C 001	LAND <u>0</u>	Green Belt				Deferrals <u>0</u>
		IMPS <u>1,206,000</u>	Forest <u>None</u>				Delinquent Tax <u>0</u>
		TOTAL <u>1,206,000</u>	Other				Current Tax <u>0</u>
DATE		<u>9-20-94</u>	<u>9-14-94</u>	<u>9-21-94</u>			Advance Tax <u>27,135.00</u>
SIGNATURE	K. BEERE	<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>			

REMARKS: IMPS (WAREHOUSE) ONLY

Romar paid for imp. but on lease until
Subdivision is recorded.
new imp 1994

COMPUTATION FOR ADVANCE TAX:

RATE VALUE 10% TAX
22.50 x 1,206,000.00 = 27,135.00
Mollie E. Baller

NOTE: FROM CERTIFICATION OF TAX ROLL TO JAN. 1 THERE ARE
 NO ADVANCE TAXES, ONLY CURRENT, DELINQUENT, & DEFERRALS.

PERSONAL PROPERTY			
Acc't. No.	Year	Value	Tax
	<u>[Signature]</u>		
	<u>See Attached</u>		
	<u>OK for 7th 9-15-94</u>		

COPY

SCHN00162914

SCHNITZER INVESTMENT CORP.

FAX MESSAGE

3200 N.W. YEON AVENUE
P.O. BOX 10047
PORTLAND, OREGON 97210

PHONE: (503) 224-9900
TELEX: 360144
FAX: (503) 323-2804

DATE: October 7, 1994

TO: Jim Weddle

COMPANY: Weddle & Assoc's

FAX NUMBER: 292-0938

FROM: Linda Wakefield

Total number of pages 1, including cover page

MESSAGE:

Romar signature: Michael Marden
Chief Executive Officer
Romar Transportation Systems, Inc.

NOTE: If you do not receive all of the pages, please
call (503) 321-2600 as soon as possible.

SCHN00162915

SCHNITZER INVESTMENT CORP.

FAX MESSAGE

3200 N.W. YEON AVENUE
P.O. BOX 10047
PORTLAND, OREGON 97210

PHONE: (503) 224-9900
TELEX: 360144
FAX: (503) 323-2804

DATE: October 6, 1994

TO: Jim Weddle

COMPANY: Weddle & Assoc's

FAX NUMBER: 292-0938

FROM: Linda Wakefield

Total number of pages 1, including cover page

MESSAGE:

I lost my note on the Romar signature. If you don't have the name for the signature, let me know and I'll call Peter Manson again. For Schnitzer Steel Industries, Inc. it will be Robert W. Philip, President. Let me know if you need something else.

NOTE: If you do not receive all of the pages, please call (503) 321-2600 as soon as possible.

SCHN00162916



Jim Weddle
& Associates, Inc.

FAX COVER SHEET

DATE: Oct. 9, 1994

JOB NO. or DESCRIPTION: Burgard Industrial Park

TO: Linda Wakefield (323-2804)

FROM: Jim Weddle

NOTES, COMMENTS, INSTRUCTIONS:

Linda: I've been studying the "Declaration" and "ACKNOWLEDGEMENTS" for Schnitzer Steel Ind. & KO-MAR. We will have to get wording for a separate "Declaration" & "Acknowledgement" for each, as they are not doing the subdividing of the land. I think they will each be unique and we may need some

TOTAL NUMBER OF PAGES INCLUDING COVER SHEET

"LEGAL" input to get them worded properly.
call me Monday. Thanks Jim W.

SCHN00162917

MAGK191P
MAGK01AP
ATCOL

Multnomah County Public A&T System

10/18/94 14:06

*** Query Summary Balances ***

Page: 1

Acct Nbr: P-04-57735-00 (94)

BILLING FEES:

Acct Status: NEEDS TO FILE

Source Name/Address

Situs

OWNR1 ROMAR TRANSPORTATION SYS INC

9333 N TIME OIL RD

MAIL1 9333 N TIME OIL RD

City: PORTLAND Zip:

Seq: 1

MAIL2 PORTLAND, OREGON 97203

Addn:

Lot

Block

Levy Code: 001

TL 50 SEC 35 2N 1W

Pmt Dt: 10/18/94 Amt:

Yr:

Spread: Y Fcls:

Int Thru: 11/15/94

Year

Levied

Beg Bal

Int Due

Disc Amt

Total Due

*** End of Report MAGK191P ***

COMPUTATION FOR		TAX:	
RATE	VALUE	TAX	
<u>18.0331</u>	<u>x 34,100,</u>	=	<u>614.93</u>

- 3% discount

596.48

SCHN00162918



REC'D OCT 26 1994



WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS & PLANNERS

October 25, 1994

Ms. Linda Wakefield
Schnitzer Investment
PO Box 20047
Portland, OR 97210

RE: Utilities for NW Portland Industrial Properties
J.O. 1610.200.0

Dear Linda:

To date, the water, sewer and storm drain systems installed have been accepted by the City of Portland and are under warranty.

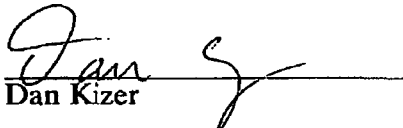
We have inspected the site since Emery & Sons completed their punch list work, per the punch list dated July 13, 1994, and in our opinion, the punch list work was performed satisfactorily.

We recommend release of retainage withheld from Emery's final payment. According to your figures, the amount owing to Emery & Sons is \$1,188.01.

It has been a pleasure serving your company on this project. Please call if you have any questions or comments concerning release of this retainage, or if we can be of help in some other way.

Sincerely,

WESTECH ENGINEERING, INC.


Dan Kizer

DK:lla

SCHN00162930



WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS & PLANNERS

REC'D JUN 08 1994

TO: MS. LINDA WAKELAND

DATE: 6/7/99

SCHWITZER INVEST CORP.

JOB NO./PROJECT: 1610-200

UTILITIES FOR NW PORTLAND
INDUSTRIAL PROPERTIES

ENCLOSED ARE:

COPIES DESCRIPTION

1

SIGNED CHANGE ORDER

~~FOR~~ (FOR YOUR SIGNATURE)

THESE ARE TRANSMITTED:

☐ For Approval

☐ As Requested

☒ For Your Use

☐ Other

REMARKS:

LINDA -

PLEASE SIGN, MAKE YOURSELF A COPY, AND

RETURN TO OUR OFFICE

COPIES TO:

WESTECH ENGINEERING, INC.

BY: DAN KILGER

3421 25th St. S.E., Salem, Oregon 97302-1191 (503) 585-2474
SALEM FAX NO.: (503) 585-3986

SCHN00162946

CONTRACT CHANGE ORDER

Project No.	1610.100.0
Change Order #	3
State	Oregon
County	Multnomath

Date: June 3, 1994

Contract For: (Project Description)
Utilities for NW Portland Industrial PropertiesOwner: (Name & Address of Owner)
Schnitzer Investment CorporationIssued To: (Name & Address of Contractor)
Emery & Sons Construction Inc., PO Box 398, Stayton, OR 97383

This Change Order covers changes to the subject contract as described herein.

The Contractor shall construct, furnish equipment and materials, and perform all work necessary or required to complete the Change Order items for the price agreed upon.

You are hereby requested to comply with the following changes from the contract plans and specifications:

Item No.	Description of Changes	DECREASE in Contract Price	INCREASE in Contract Price
1.	Asphalt patching around railroad tracks on N. Metra Way. Lump Sum a) Easterly Track - Patching area is approximately 45' x 9.5' b) Westerly Track - Patching area is approximately 15' x 3.3'		\$1,464.00
TOTALS			\$1,464.00
NET CHANGE IN CONTRACT PRICE			\$1,464.00
Item	Justification		
1.	1. Work not included in original contract		

FINANCIAL INFORMATION

(1) Amount of this Change Order: \$1,464.00	(2) Amount of Prior Change Order(s), 1 through 2: \$86,133.00
(3) Amount of Original Contract: \$233,592.55	(4) Adjusted Contract Amount (1+2+3): \$319,725.55

CHANGE IN CONTRACT TIME

Original Contract Time (days) Phase I - 45 days Phase II - Until September 16, 1994	Net Change from Previous Change Orders (days) No Change
Time Extension/Reduction this Change Order (days) No Change	Contract Time with All Approved Change Orders (days) No Change
Original Contract Completion Date Same as stated under original contract time.	Adjusted Contract Completion Date Same as Original Contract Time

ACCEPTANCE

We, the undersigned, have given careful consideration to the change proposed, and hereby agree; if this proposal is approved, that we will provide all equipment, furnish all materials, except as may be otherwise noted above, and perform all services necessary for the work specified, and will accept as full payment therefor the fees and prices shown above. Prices listed include all extended overhead and impact costs resulting from this Change Order.

Contractor Signature:

*Bill Martink*Title: *Vice Pres*Date: *6/3/94*

ENDORSEMENTS

Requested:

Date

[Signature]
(Owner)

Recommended:

Date

[Signature] *6/7/94*
(Owner's Engineer)

Accepted:

Date

Bill Martink *6/3/94*
(Contractor)

	Initials	Date
Prepared By		
Approved By		

4805 5 COL. - 8805 5 COL.

1/18/83

	1	2	3	4	5
		CONTRACT	UNIT CHANGES	CHANGE ORDERS	FINAL
1	SEWER DRAINAGE	91736 30	2651 30	1490 00	95877 60
2					
3					
4					
5					
6	SANITARY	70004 75	2680 50	2439 00	75124 25
7					
8					
9					
10					
11	WATER	72751 50	2383 80	4058 00	79193 30
12					
13					
14					
15					
16	DEWATERING	79146 00	45355 85		73790 15
17					
18					
19					
20					
21		313639 55	2359 75	7987 00	323985 30
22					
23					
24					
25					
26					
27				+ 10,346.75	
28					
29					
30					
31					
32					
33					
34					
35					
36					
37					
38					
39					
40					

SCHN00162949

SCHNITZER INVESTMENT CORPORATION - Utilities for NW Portland Industrial Properties JOB # 8595

THIS IS AN INVOICE

INVOICE #

ITEM NO.	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	CONTRACT PRICE	PREVIOUS MONTHS QTY	PREVIOUS MONTHS DOLLARS	CURRENT MONTH QTY	CURRENT MONTH DOLLARS	AMOUNT DUE
SCHEDULE A - STORM DRAINAGE										
1	Mob, Bonds, Permits & Ins	L.S.	1	\$3,600.00	\$3,600.00	100.00%	\$3,600.00		\$0.00	100.00% \$3,600.00
2	Trench Excavation & Backfill									
a	Pipe Size: 10" to 18"									
1)	Class I	L.F.	75	\$40.50	\$3,037.50	75.00	\$3,037.50		\$0.00	75 \$3,037.50
2)	Class III	L.F.	995	\$9.00	\$8,955.00	995.00	\$8,955.00		\$0.00	995 \$8,955.00
b	Pipe Size: 24"									
1)	Class I	L.F.	583	\$19.10	\$11,135.30	583.00	\$11,135.30		\$0.00	583 \$11,135.30
2)	Class III	L.F.	345	\$10.25	\$3,536.25	347.00	\$3,556.75		\$0.00	347 20.50 \$3,556.75
3	Storm Sewer Pipe & Appurtenance									
a	24" Type: ASTM C - 76 CL.V	L.F.	930	\$20.85	\$19,390.50	930.00	\$19,390.50		\$0.00	930 \$19,390.50
b	18" Type: ASTM C - 14 CL3	L.F.	585	\$13.00	\$7,605.00	585.00	\$7,605.00		\$0.00	585 \$7,605.00
c	15" Type: ASTM C - 14 CL3	L.F.	40	\$15.50	\$620.00	40.00	\$620.00		\$0.00	40 \$620.00
d	12" Type: ASTM C - 14 CL3	L.F.	400	\$9.50	\$3,800.00	400.00	\$3,800.00		\$0.00	400 \$3,800.00
e	10" Type: ASTM C - 14 CL3	L.F.	45	\$10.75	\$483.75	45.00	\$483.75		\$0.00	45 \$483.75
4	Manholes									
a	4' - 9' Deep	Each	4	\$1,850.00	\$7,400.00	4.00	\$7,400.00		\$0.00	4 \$7,400.00
b	10' - 16' Deep	Each	4	\$2,500.00	\$10,000.00	4.00	\$10,000.00		\$0.00	4 \$10,000.00
5	Rip Rap Outlet	C.Y.	10	\$70.00	\$700.00	38.00	\$2,660.00		\$0.00	38 1960 \$2,660.00
6	Trench Surface Restoration									
1	Paved Streets									
1)	Class B	L.F.	265	\$15.20	\$4,028.00	0.00	\$0.00	304	\$4,620.80	304 592.80 \$4,620.80
7	A.C. Pavement Sawcutting	L.F.	530	\$1.00	\$530.00	530.00	\$530.00	78	\$78.00	608 78 \$608.00
8	Traffic Control	L.S.	1	\$700.00	\$700.00	90.00%	\$630.00	10.0%	\$70.00	100.0% \$700.00
9	Open Tr RR 2+80 to 3+15	L.S.	1	\$2,550.00	\$2,550.00	100.00%	\$2,550.00		\$0.00	100.0% \$2,550.00
10	Trench RR 6+30 to 6+82	L.S.	1	\$2,965.00	\$2,965.00	100.00%	\$2,965.00		\$0.00	100.0% \$2,965.00
11	Erosion Control	L.S.	1	\$700.00	\$700.00	100.00%	\$700.00		\$0.00	100.0% \$700.00
					\$91,736.30	\$89,618.80 (91,108.80)		\$4,768.80	\$94,387.60	

Change Orders

No. Item Descriptions

Am't Due

Total Work Completed

Change Orders

Subtotal

Less Prior Payment

Amount Due Previous Estimate

Amount Due This Estimate

\$94,387.60

1490 \$0.00

95877.60 \$94,387.60

91108.80 \$89,618.80

OK \$4,768.80

I certify that this is an estimate of work performed between said dates

PAY ESTIMATE # 4 FINAL

FROM 6/1/94 Thru 6/30/94

PAGE 1

CONTRACTOR

EMERY & SONS CONSTRUCTION INC.

DATE

SCHN00162950

SCHNITZER INVESTMENT CORPORATION - Utilities for NW Portland Industrial Properties JOB # 8595

THIS IS AN INVOICE

INVOICE #

ITEM NO.	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	CONTRACT PRICE	PREVIOUS MONTHS QTY	PREVIOUS MONTHS DOLLARS	CURRENT MONTH QTY	CURRENT MONTH DOLLARS	AMOUNT DUE
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SCHEDULE B - SANITARY SEWER

1	Mob, Bonds, Permits & Ins	L.S.	1	\$2,600.00	\$2,600.00	100.00%	\$2,600.00		\$0.00	100.00%	\$2,600.00
2	Connect to Existing System										
a	Connetion SSMH - 1	Each	1	\$750.00	\$750.00	1.00	\$750.00		\$0.00	1	\$750.00
3	Trench Excavation & Backfill										
a	Class I	L.F.	410	\$19.20	\$7,872.00	410.00	\$7,872.00		\$0.00	410	\$7,872.00
b	Class III	L.F.	1815	\$13.50	\$24,502.50	1815.00	\$24,502.50		\$0.00	1815	\$24,502.50
4	Sanitary Sewer Pipe & Appurtences										
a	10" Type: ASTM C - 14 CL.3	L.F.	1640	\$5.10	\$8,364.00	1640.00	\$8,364.00		\$0.00	1640	\$8,364.00
b	8" Type: ASTM C - 14 CL.3	L.F.	560	\$3.50	\$1,960.00	560.00	\$1,960.00		\$0.00	560	\$1,960.00
c	8" Type CI 50 D.I.	L.F.	25	\$14.85	\$371.25	25.00	\$371.25		\$0.00	25	\$371.25
5	Manholes										
a	5' - 7' Deep	Each	3	\$2,000.00	\$6,000.00	4.00	\$8,000.00		\$0.00	4 2000	\$8,000.00
b	9' - 13' Deep	Each	5	\$2,400.00	\$12,000.00	5.00	\$12,000.00		\$0.00	5	\$12,000.00
6	Trench Surface Restoration										
1	Paved Streets										
1)	Class B	L.F.	60	\$12.75	\$765.00	0.00	\$0.00	98	\$1,249.50	98 484.50	\$1,249.50
7	A.C. Pavement Sawcutting	L.F.	120	\$1.00	\$120.00	120.00	\$120.00	196	\$198.00	316 196	\$316.00
8	Traffic Control	L.S.	1	\$100.00	\$100.00	100.00%	\$100.00		\$0.00	100.0%	\$100.00
					\$65,404.75		\$66,639.75		\$1,445.50		\$68,085.25

BID ALTERNATE "C"

1	10" CI 52 D.I. from St 2+80 to St 3+30	L.S.	1	\$3,250.00	\$3,250.00	100.00%	\$3,250.00		\$0.00	100.0%	\$3,250.00
2	10" CI 52 D.I. from SS MH - 2 to St 2+80 & St 3+30 to SS MH - 3	L.S.	1	\$1,350.00	\$1,350.00	100.00%	\$1,350.00		\$0.00	100.0%	\$1,350.00
					\$4,600.00		\$4,600.00		\$0.00		\$4,600.00
					\$70,004.75	69,104.75	\$71,239.75	72,214.75	\$1,445.50		\$72,685.25

Change Orders

No.	Item Descriptions	Am't Due	Total Work Completed	Change Orders	Subtotal	Less Prior Payment	Amount Due Previous Estimate	Amount Due This Estimate
2	Additional rock backfill for Alt # 2	L.S.	1	\$975.00	\$975.00			
3	A.C. Patch around RR on Metra Way	L.S.	1	\$1,464.00	\$1,464.00			
								992.75

I certify that this is an estimate of work performed between said dates

Bill Martin

CONTRACTOR

EMERY & SONS CONSTRUCTION INC.

7/11/94

DATE

PAY ESTIMATE # 4 FINAL

FROM 6/1/94 Thru 6/30/94

PAGE 2

SCHN00162951

SCHNITZER INVESTMENT CORPORATION - Utilities for NW Portland Industrial Properties JOB # 8595

THIS IS AN INVOICE

INVOICE #

ITEM NO.	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	CONTRACT PRICE	PREVIOUS MONTHS QTY	PREVIOUS MONTHS DOLLARS	CURRENT MONTH QTY	CURRENT MONTH DOLLARS	AMOUNT DUE
SCHEDULE C - DOMESTIC WATER										
1	Mob, Bonds, Permits & Ins	L.S.	1	\$2,500.00	\$2,500.00	100.00%	\$2,500.00		\$0.00	100.00% \$2,500.00
2	Connect to Existing Water System									0
a	#1 - 24" Main N. Metra Way	L.S.	1	\$975.00	\$975.00	100.00%	\$975.00		\$0.00	100.00% \$975.00
b	#2 - Crown Creek 8" Fire Service	L.S.	1	\$1,450.00	\$1,450.00	0.00%	\$0.00	100.00%	\$1,450.00	100.00% \$1,450.00
c	#3 - Crown Creek 2" Domestic	L.S.	1	\$300.00	\$300.00	0.00%	\$0.00	100.00%	\$300.00	100.00% \$300.00
3	Trench Excavation & Backfill									
a	Class I	L.F.	1060	\$8.25	\$8,745.00	1092.00	\$9,009.00		\$0.00	1092 ²⁶⁴ \$9,009.00
b	Class III	L.F.	1035	\$4.10	\$4,243.50	1020.00	\$4,182.00		\$0.00	1020 ^{61.507} \$4,182.00
4	Pipework & Appurtenances, In Place									
a	12" Type: Cl. 52 D.I.	L.F.	1060	\$18.55	\$19,663.00	1062.00	\$19,700.10		\$0.00	1062 ^{37.10} \$19,700.10
b	10" Type: Cl. 52 D.I.	L.F.	20	\$13.50	\$270.00	0.00	\$0.00		\$0.00	0 ²⁷⁰ \$0.00
c	8" Type: Cl. 50 D.I.	L.F.	1030	\$9.15	\$9,424.50	1050.00	\$9,607.50		\$0.00	1050 ¹⁸³ \$9,607.50
d	2" Type: PE 3406	L.F.	1035	\$3.50	\$3,622.50	1035.00	\$3,622.50		\$0.00	1035 \$3,622.50
5	Fire Hydrant Assembly, Complete	EACH	2	\$1,800.00	\$3,600.00	2.00	\$3,600.00		\$0.00	2 \$3,600.00
6	Valves Complete w/Valve Box									
a	8" Gate Valve	EACH	3	\$0.00	\$0.00	0.00	\$0.00		\$0.00	0 \$0.00
b	10" Gate Valve	EACH	1	\$870.00	\$870.00	0.00	\$0.00		\$0.00	0 ⁸⁷⁰ \$0.00
7	2" WM Plus Public 2" Service	L.S.	1	\$850.00	\$850.00	100.00%	\$850.00		\$0.00	100.0% \$850.00
8	B.O. Assemblies, Complete									
a	Standard B.O. w/plugged end	EACH	1	\$650.00	\$650.00	0.00	\$0.00	1	\$650.00	1 \$650.00
9	Trench Surface Restoration									
b	Paved Streets									
1) Class B		L.F.	1055	\$10.00	\$10,550.00	0.00	\$0.00	1176	\$11,760.00	1176 ¹²¹⁰ \$11,760.00
10	A.C. Pavement Sawcutting	L.F.	2110	\$0.80	\$1,688.00	2128.00	\$1,702.40	2346	\$1,876.80	4474 ^{1891.20} \$3,579.20
11	Traffic Control	L.S.	1	\$900.00	\$900.00	95.00%	\$855.00	5.0%	\$45.00	100.0% \$900.00
12	RR Crossing w/steel casing from St 0+82 to St 1+40	L.S.	1	\$2,450.00	\$2,450.00	100.00%	\$2,450.00		\$0.00	100.0% \$2,450.00
					\$72,751.50		\$59,053.50		\$16,081.80	23 ^{83.80} \$75,135.30

Change Orders

No.	Item Descriptions	UNIT	EST QTY	UNIT PRICE	Am't Due	Total Work Completed	Change Orders
1 a	Guard Posts	L.S.	1	\$2,268.00	\$2,268.00		\$75,135.30
b	Extra Fittings	L.S.	1	\$790.00	\$790.00		\$4,058.00
2	8" Gate Valve	Each	2	\$500.00	\$1,000.00		\$79,193.30
						Less Prior Payment	\$63,111.50
						Amount Due Previous Estimate	
						Amount Due This Estimate	^{de} \$16,081.80

I certify that this is an estimate of work performed between said dates

Bill Martink

7/11/94

PAY ESTIMATE # 4 FINAL

FROM 6/1/94 Thru 6/30/94

PAGE 3

CONTRACTOR

EMERY & SONS CONSTRUCTION INC.

DATE

SCHN00162952

SCHNITZER INVESTMENT CORPORATION - Utilities for NW Portland Industrial Properties JOB # 8595

THIS IS AN INVOICE

INVOICE #

ITEM NO.	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	CONTRACT PRICE	PREVIOUS MONTHS QTY	PREVIOUS MONTHS DOLLARS	CURRENT MONTH QTY	CURRENT MONTH DOLLARS	AMOUNT DUE
CHANGE ORDER # 1 - Dewatering and/or Foundation Stabilization Material										
A.	Rental Equip - 1st 30 Days(begin 3/18)	L.S.	1	\$10,362.00	\$10,362.00	100.00%	\$10,362.00	\$0.00	100.0%	\$10,362.00
B.	Rental Equip - 2nd 30 Days	L.S.	1	\$2,940.00	\$2,940.00	100.00%	\$2,940.00	\$0.00	100.0%	\$2,940.00
C.	Freight Charges	L.S.	1	\$1,100.00	\$1,100.00	100.00%	\$1,100.00	\$0.00	100.0%	\$1,100.00
D.	Mob & Equip Load & Unload	Hrs	32	\$65.00	\$2,080.00	26.75	\$1,738.75	\$0.00	26.75 <341.25	\$1,738.75
E.	Set up & take down of system	Hrs	24	\$71.00	\$1,704.00	24.00	\$1,704.00	\$0.00	24	\$1,704.00
F.	Materials for supply & discharge	L.S.	1	\$3,000.00	\$3,000.00	100.00%	\$3,000.00	\$0.00	100.0%	\$3,000.00
G.	Install header/discharge piping	L.F.	1100	\$5.50	\$6,050.00	980.00	\$5,390.00	\$0.00	980 <660	\$5,390.00
H.	Install sand points	Each	110	\$196.00	\$21,560.00	76.00	\$14,896.00	\$0.00	76 <664	\$14,896.00
I.	Remove sand points	Each	110	\$96.40	\$10,604.00	76.00	\$7,326.40	\$0.00	76 <327.60	\$7,326.40
J.	Foundation Stabilization	Ton	615	\$8.40	\$5,168.00	0.00	\$0.00	\$0.00	0 <5166	\$0.00
K.	Maintain dewatering system(begin 3/30)	Day	45	\$40.00	\$1,800.00	38.00	\$1,520.00	\$0.00	38 <280	\$1,520.00
L.	Misc pumps & discharge	Day	20	\$100.00	\$2,000.00	24.00	\$2,400.00	\$0.00	24 400	\$2,400.00
M.	Additional pipe installation cost	L.F.	1100	\$9.80	\$10,780.00	2185.00	\$21,413.00	\$0.00	2185 10633	\$21,413.00
					\$79,146.00		\$73,790.15	\$0.00	<5355.85	\$73,790.15

Change Orders

No.	Item Descriptions	Am't Due	Total Work Completed	
			Change Orders	\$73,790.15
			Subtotal	\$0.00
			Less Prior Payment	\$73,790.15
			Amount Due Previous Estimate	\$73,790.15
			Amount Due This Estimate	\$0.00

I certify that this is an estimate of work performed between said dates


 7/11/94
 CONTRACTOR DATE
 EMERY & SONS CONSTRUCTION INC.

PAY ESTIMATE # 4 FINAL
 FROM 6/1/94 Thru 6/30/94

**EMERY & SONS
CONSTRUCTION INC.**

P.O. BOX 398
STAYTON, OREGON 97383
PHONE (503) 769-7751
FAX (503) 769-5266

INVOICE**18721**

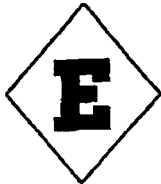
INVOICE DATE	CUSTOMER NO.	INVOICE NUMBER
6-30-94	190320	
CUSTOMER P.O. NUMBER	WORK ORDER NO.	
	8595	

TERMS: NET 10th. 1½ PER MONTH CHARGED ON PAST DUE ACCOUNTS.

SCHNITZER INVESTMENT
C/O WESTECH ENGINEER
3421 25TH ST. S.E.
SALEM, OR 97302

QUANTITY	DESCRIPTION	AMOUNT
	TOTAL SCHEDULE A -STORM DRAINAGE	95,877.60
	TOTAL SCHEDULE B -SANITARY SEWER	75,124.25
	TOTAL SCHEDULE C -DOMESTIC WATER	79,193.30
	TOTAL SCHEDULE D -CHANGE ORDER	73,790.15
	TOTAL BILLING	323,985.30

SCHN00162954



EMERY & SONS
CONSTRUCTION INC.
General Contractors
Underground Specialists

FACSIMILE COVER LETTER

DATE: 7/19/94

DELIVER TO: Linda Wakefield

LOCATION:

FAX NUMBER:

FROM: Lish

REFERENCE: Pay Estimate - Final

THIS TRANSMISSION CONSISTS OF 2 PAGES INCLUDING
THIS COVER LETTER. IF THIS TRANSMISSION IS INCOMPLETE, PLEASE
CALL US AT (503) 769-7751

MESSAGE:

INITZER INVESTMENT CORP
Box 10047 • PORTLAND, OREGON 97210 (503) 224-9900

063993

63993

INVOICE NO.	INVOICE DATE	DESCRIPTION	AMOUNT	DISCOUNT	AMOUNT
1793	07/07/93	CLEANUP OF LOTS 4, 7 & 8 AT IT	2,802.00	0.00	2,802.00
TOTAL:			2,802.00	0.00	2,802.00

PLEASE DETACH BEFORE DEPOSITING

INITZER INVESTMENT CORP

Box 10047 • PORTLAND, OREGON 97210 • (503) 224-9900

SOVRAN BANK
Clarksville, Tennessee

87-70
641

CHECK NO.

63993

DATE

07/07/93

AMOUNT OF CHECK

AY *****2,802*** DOLLARS AND **NO** CENTS

*****2,802.00***

TECHNICAL ACTION GROUP
1100 SW. 109TH AVE.
BEAVERTON, ORE 97005

NON-NEGOTIABLE

⑈063993⑈ ⑆064100700⑆ 5203002233⑈

_____ - 26 - 0000 - 1999 - 0000 \$, 2,802.00

_____ \$, , .
_____ \$, , .
_____ \$, , .
_____ \$, , .
_____ \$, , .

CHECK AMOUNT _____

SPECIAL HANDLING INSTRUCTIONS

*Return Check for
mailing to Cathy Williams*

REV. 1/90

SCHN00162998



TECHNICAL ACTION GROUP, INC. ♦ 4100 S.W. 109th Ave. ♦ Beaverton, Oregon 97005
Environmental Services

Revised Project Cost Estimate

Cleanup of lots 4, 7, & 8 at Schnitzer, International Terminal
Properties in N.W. Portland

- A. Excavation of 5 areas previously analyzed to be in excess of 1.5 ppm, PCB. Supervision services only. Excavation equipment and laboratory analysis to be furnished by Schnitzer Investment Corporation.

Estimate 13 loads to Hillsboro Landfill:

Verify locations with EMS	
Est. 8 hr @ \$85/hr	\$ 680.00
Locate areas of contamination on-site	
Est. 8 hr @ \$85/hr	680.00
Supervise removal and take samples	
Est. 24 hr @ \$85/hr	2,040.00
Prepare Report	
Est 16 hr PM @ \$85/hr	1,360.00
6 hr Clerical @ \$45/hr	270.00
Total T.A.G. Services Part A	\$ 5,030.00

Estimate time on site - 2 days. Report 15 days after completion of part A site activities.

Confirming laboratory analysis costs to be paid directly by client. Est. 15 EPA Method 8080 @ \$100 ea for a total of approximately 1,500.00.

D. Statistical confirmation

1. 12 samples randomly chosen from east half of property with associated analysis for verification of hypothesis to 95% confidence level that PCB does not exist at concentrations greater than 1 ppm on that portion of the site.

Computer analysis, sampling labor and statistical evaluation.

Est. Crew of 2 for 24 hr @ \$130/hr \$ 3,120.00

Laboratory analysis costs to be paid directly by client. Est. 12 EPA Method 8080 @ \$100 ea for a total of approximately 1,200.00.

SCHN00162999

2. 12 samples randomly chosen from west half of property with associated analysis for verification of hypothesis to 95% confidence level that PCB does not exist at concentrations greater than 10 ppm on that portion of the site.

Computer analysis, sampling labor and statistical evaluation.

Est. Crew of 2 for 24 hr @ \$130/hr \$ 3,120.00

Laboratory analysis costs to be paid directly by client. Est. 12 EPA Method 8080 @ \$100 ea for a total of approximately 1,200.00.

3. Contingency for sampling labor
Est. 8 hr @ \$130/hr 1,400.00

Total T.A.G. Services Part D \$ 7,280.00

Estimate time on site - 6 days. Report 15 days after completion of part D site activities.

E. Contingency for interim supervision

Est. 20 hrs @ \$85/hr 1,700.00

Total Estimated Parts A, D & E \$14,010.00

Deliverables:

1. Separate reports for both Phase A and Phase D activities, including:
 - a. Description of authorization and scope of work
 - b. General site description
 - c. Description of sampling plan
 - d. Description of site activities
 - e. Description of sampling procedures, chain of custody provisions, and quality assurance guidelines
 - f. Discussion of analytical results
 - g. Presentation of conclusions, recommendations and limitations.

Proposed site activities shall demonstrate subject property cleanup to appropriate standards and deliverables shall document cleanup and verification methodologies employed in a manner that will satisfy concerned regulatory agencies, possible third party lenders and potential purchasers.

SCHN00163000

Post-It™ brand fax transmittal memo 7671		# of pages ▶ 2	
To	LINDA WAKEFIELD	From	DAN K
Co.	S-I-C	Co.	WESTECH
Dept.		Phone #	585-2474
Fax #	323-2804	Fax #	

November 13, 1993

TELEFAX

Ms. Linda Wakefield
Schnitzer Investment
PO Box 20047
Portland, OR 97210

RE: Engineer's Estimate for Public Sanitary and Storm Sewer to Parcel 10
J.O. 1610.100.0

Dear Linda:

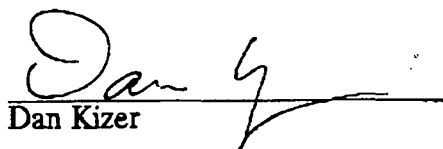
Here is an engineer's estimate for the amount of \$72,725.00 for public sanitary and storm sewer improvements up to Parcel 10 (Romar). A copy was faxed over to Ms. Sun Noble at the City of Portland's Bureau of Environmental Sciences, as per our discussions at our meeting yesterday.

I stopped by the site yesterday, and the pavement and chainlink fence for Crown Cork are within one foot of the property line. Roger will need to let us know his decision about which side of the propertyline the sewer and waterlines for Crown are to run. As Steve mentioned yesterday, running the sewer and water on Romar's property would save \$5,000 per utility, or \$10,000 total, in asphalt restoration and crushed gravel backfill costs.

You were correct about the mounded dredge soils between Parcels 6 and 7. The dredgings will have to be cut down where the waterlines run up to Crown's property, with some extra width for construction access. Once an alignment is selected by Roger, we will give you direction on the area to be cut down by your crews.

Sincerely,

WESTECH ENGINEERING, INC.


Dan Kizer

SCHN00163035

SCHNITZER INVESTMENT CORPORATION

NW Portland Industrial Property

Engineer's Estimate of Public Improvements for B.E.S.

Sanitary and Storm Sewers

11/13/93

J.O. #1610.100

	Est.	Unit	
	Quant	Unit	Price
			Total
1. Sanitary Sewer	All	L.S.	Lump Sum
a. Tap Existing Manhole	3	ea.	\$2,000.00
b. Manholes	650	L.F.	\$10.00
c. 10" C.S.P. Mainline			\$6,500.00
d. Mainline Trench Excav. and Backfill			
1. Crushed Gravel Backfill	100	L.F.	\$12.00
2. Native Soil Backfill	550	L.F.	\$7.00
e. A.C. Sawcut	60	L.F.	\$1.50
f. A.C. Restoration	30	L.F.	\$10.00
			\$300.00
SUBTOTAL			\$19,440.00

	Est.	Unit	
	Quant	Unit	Price
			Total
2. Storm Sewer	4	e.a.	\$2,000.00
a. Manholes	1015	L.F.	\$32.00
b. 30 inch R.C.P. Mainline			\$32,480.00
c. Mainline Trench Excav. and Backfill			
1. Crushed Gravel Backfill	360	L.F.	\$12.00
2. Native Soil Backfill	655	L.F.	\$7.00
d. A.C. Sawcut	600	L.F.	\$1.50
e. A.C. Restoration	300	L.F.	\$10.00
f. 200# Riprap at outfall	20	C.Y.	\$40.00
			\$800.00
SUBTOTAL			\$53,285.00

TOTAL PUBLIC IMPROVEMENTS

\$72,725.00

SCHN00163036

L/C is
full amt. City
20% permit fees

10/15/93
INTERNATIONAL TERMINALS PARTITION

Westech:

- 1) Engineering design for water, sanitary and storm sewers
- 2) Bidding services
- 3) Construction services
- 4) Preparation of as-built drawings

Utility Construction:

- 1) Storm drainage, to include:
 - (a) 2,300 lineal feet of storm drainage
 - (b) Removal of railroad tracks for trenching
 - (c) Plan check and field inspection fees from the City
 - (d) Asphalt sawcut and restoration
- 2) Sanitary sewer line, to include:
 - (a) 2,650 lineal feet of sanitary sewer
 - (b) Removal of railroad tracks for trenching
 - (c) Plan check and field inspection fees from the City
 - (d) Asphalt sawcut and restoration

(Note: If we can convince the Bureau of Environmental Services ("BES") to allow us to tie into the existing sanitary sewer line that runs along the south side of Metra Way, [retain an existing sanitary pump station] and not extend the lines to Parcel 8 until such time as it is determined that this parcel will be sold separately, this cost will drop substantially.)

- 3) Water line, to include:
 - (a) 1,050 lineal feet of mainline installation (12")
 - (b) 8" line to Crown Beverage
 - (c) 2" line to Crown Beverage
 - (d) 2" water meter
 - (e) 2" System Development Charge to City
 - (f) 8" double detector check assembly for Romar
 - (g) 2" double detector check assembly for Crown Beverage
 - (h) 8" double detector check assembly for Crown Beverage
 - (i) Removal of railroad tracks for trenching
 - (j) City connection fee (24" main)
 - (k) Plan check fee to City
 - (l) Asphalt sawcut and restoration

SCHN00163047

Relocation of PGE Lines:

- 1) \$41,088 of this cost was for the installation of conduit and underground vaults along the north side of Metra Way.
- 2) \$12,995 of this cost is to be paid to PGE for the removal of the overhead poles and wires and the cost of an additional vault in a location where they chose to install a larger vault and pay the difference in cost.

(Note: Because U.S. West was running new telephone cables to Premium Edible Oils, they paid all trenching costs for this work. Our savings for this portion of the work was approximately \$10,000.)

Soils Density Tests:

This is work to be done by a geotech which is required by the City for compaction testing during construction of the utilities.

Weddle:

Weddle Surveying has been retained to do the following:

- 1) Prepare all drawings required to be submitted with the partition application.
- 2) Locate all existing utilities.
- 3) Prepare topos.
- 4) Determine inverts at manholes on existing utility lines for Westech.
- 5) Prepare easements.
- 6) Set boundaries and field check.
- 7) Calculate contours for the total site.
- 8) Prepare plats to be submitted once partition has been approved.

Cobra Detector:

Cobra is a locator service that has been used to help locate existing utility lines.

SSI - Backhoe:

We have used SSP personnel and equipment to pothole for utility lines and uncover manholes that were paved over.

Ball, Janik & Novack:

BJN has been used for legal advice on partitions and Tract A roads.

Contingency:

Due to the complexity of this project, some unknown costs might arise during the construction phase. We feel that a 5% contingency is necessary to cover the possibility of these unknown costs.

c:\wp51\it.cost

SCHN00163049

U S WEST Communications, Inc.
1600 Seventh Avenue Room 1703
Seattle, Washington 98191
206 345-5046

REC'D AUG 02 1993

USWEST
COMMUNICATIONS 

Right Of Way Office

Seattle

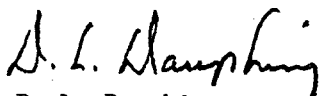
Dear Property Owner:

Enclosed for your files is a copy of the recorded easement you granted to U S WEST Communications for placement of telephone facilities on your property.

If there are any questions, please call Patty San Diego in Seattle at (206) 345-5046.

Thank you for your cooperation in granting this easement.

Sincerely,



D. L. Dauphiny
Manager - Right of Way Operations
1600 7th Avenue
Room 1703
Seattle, WA 98191

SCHN00163077

EASEMENT

R/W. Reference

9316501\$

BOOK 2718 PAGE 966

The Undersigned Grantor(s) for and in consideration of Mutual Benefits

----- Dollars (\$ -0-) and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey to U S WEST Communications, Inc., a Colorado Corporation, (Grantee) whose address is 1600 7th Ave., Seattle, Washington 98191 its successors, assigns, lessees, licensees and agents a perpetual easement to construct, reconstruct, operate, maintain and remove such telecommunications facilities as Grantee may require upon, over, under and across the following described land which the Grantor owns or in which the Grantor has any interest, to wit:

Description of a parcel of land located in Section 35, Township 2 North, Range 1 West of the Willamette Meridian, Multnomah County, Oregon described as follows: Commencing at the intersection of the Westerly extension of the South line of said Section 35 with the Easterly harborline of the Willamette River; thence North 25°53'30" West along said Harborline 253.93 feet; thence South 88°08'52" East 1388.01 feet; thence South 89°53' East parallel to the Southerly line of said Section 35, 1904.74 feet; thence North 61°51'50" East 396.75 feet to a point on the Westerly right of way line of N. Burgard Road; thence North 22°47'26" West along said right of way line 30.13 feet to the True Point of Beginning of the hereinafter described tract of land; thence continuing North 22°47'26" West along said right of way line a distance of 331.92 feet to the beginning of a 544.93 foot radius curve to the left; thence along the arc of said curve along the Westerly right of way line of N. Sever Road a distance of 60.94 feet to the termination of said curve; thence North 29°11'53" West 117.88 feet; thence South 60°48'07" West 55.00 feet; thence North 29°11'53" West 314.62 feet to the beginning of a 273.10 foot radius curve to the left; thence along the arc of said curve a distance of 46.11 feet through a central angle of 9°40'25"; thence North 51°07'42" East 25.00 feet to a point on the arc of a 298.10 foot radius curve; thence Northwesterly along the arc of said curve 30.13 feet through a central angle of 5°47'30" to the Southeast corner of a parcel of land recorded in Book 629, Page 770, Deed Records; thence North 89°49' West along the South line of said Parcel and the Westerly extension thereof a distance of 576.60 feet to an angle corner (Over) situated in County of Multnomah State of Oregon

Grantee shall have the right of ingress and egress over and across the Land of the Grantor to and from the above-described property and the right to clear and keep cleared all trees and other obstructions. Grantee shall be responsible for all damage caused to Grantor arising from Grantee's exercise of the rights and privileges herein granted.

The Grantor reserves the right to occupy, use and cultivate said Easement for all purposes not inconsistent with, nor interfering with the rights herein granted.

The rights, conditions and provisions of this easement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

In witness whereof the undersigned has executed this instrument this 11th day of June, 1993.

Witness: Deborah L. Rudinger By: SCHNITZER INVESTMENT CORP.

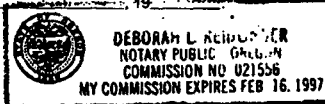
(Individual Acknowledgement)

State of _____ }
County of _____ } ss

On this day personally appeared before me

known to me to be the individual _____ who executed the foregoing instrument, and acknowledged that signed the same as _____ free and voluntary act and deed, for the uses and purposes herein mentioned.

Given under my hand and official seal this _____ day of _____, 1993.



Notary Public in and for the State of _____
residing at _____
My commission expires: _____

(Corporate Acknowledgement)

State of Oregon }
County of Multnomah } ss

On this day personally appeared before me

Linda M. Wakefield
who did say he/she is the Vice President

of the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that she was/are authorized to execute said instrument on behalf of the corporation.

Given under my hand and official seal this _____ day of June, 1993.

Notary Public in and for the State of Oregon
residing at Clackamas
My commission expires: 2/16/97

RETURN TO GRANTEE AT:
US WEST COMMUNICATIONS, INC.
RIGHT-OF-WAY DEPT.
1500 7TH AVENUE, ROOM 1703
SEATTLE, WA 98191

SCHN00163078

RETURN TO GRANTEE AT

in the South line of a parcel of land recorded in Book 2122, Page 235, Deed Records; thence South $62^{\circ}10'$ West 10.26 feet to the Southwest corner of said Parcel; thence North $00^{\circ}05'58''$ West 118.01 feet to the Northwest corner of said Parcel; thence South $89^{\circ}32'40''$ East 256.82 feet to the Northeast corner of said Parcel; thence South $00^{\circ}14'35''$ West 4.03 feet to the Northwest corner of a parcel of land recorded in Book 1958, Page 672, Deed Records; thence South $89^{\circ}47'09''$ East along the North line of said Parcel and the Easterly extension thereof 117.53 feet to the Southwest corner of N. Sever Road; thence North $00^{\circ}05'07''$ East 70.00 feet to the Northwest corner thereof; thence Southeasterly along the arc of a 388.10 foot radius curve to the right 91.10 feet through a central angle of $13^{\circ}26'57''$ (the long chord of which bears South $83^{\circ}11'24''$ East 90.89 feet); thence North $13^{\circ}32'04''$ East 10.00 feet; thence Southeasterly along the arc of a 398.10 foot radius curve to the right 245.01 feet through a central angle of $35^{\circ}15'44''$ (the long chord of which bears South $58^{\circ}50'04''$ East 241.16 feet) to the intersection of said curve with the Westerly right of way line of N. Burgard Road; thence North $22^{\circ}47'26''$ West along said Westerly right of way line 101.10 feet to the beginning of a 507.50 foot radius curve to the right; thence along the arc of said curve a distance of 617.87 feet through a central angle of $69^{\circ}45'22''$ (the long chord of which bears North $12^{\circ}05'15''$ East 580.41 feet) to the Southwest corner of the P.G.E. tracts described in Book 585, Page 347; thence North $15^{\circ}22'34''$ West 399.98 feet; thence North $28^{\circ}52'39''$ West 125.15 feet; thence South $88^{\circ}05'44''$ East 26.50 feet; thence North $17^{\circ}29'34''$ West 361.95 feet to the beginning of an 881.50 foot radius curve to the right; thence along the arc of said curve 351.76 feet through a central angle of $22^{\circ}51'50''$ (the long chord of which bears North $6^{\circ}03'39''$ West 349.43 feet); thence North $5^{\circ}22'16''$ East 43.17 feet; thence North $15^{\circ}15'26''$ East 118.36 feet to the beginning of a 197.60 foot radius curve to the left; thence along the arc of said curve 330.74 feet through a central angle of $95^{\circ}54'$ (the long chord of which bears North $32^{\circ}41'34''$ West 293.46 feet); thence North $80^{\circ}38'34''$ West 68.12 feet; thence South $9^{\circ}21'26''$ West 10.00 feet to a point 85.00 feet Southerly of (when measured at right angles) the Southerly right of way line of the Bonneville Power Administration property; thence North $80^{\circ}38'34''$ West 1734.46 feet parallel to and 85.00 feet Southerly of said line (when measured at right angles) to the Northwest corner of a parcel of land recorded in Book 933, Page 1902, Deed Records; thence South $00^{\circ}04'56''$ West 770.19 feet to the Southwest corner thereof; thence North $89^{\circ}55'04''$ West 896.35 feet to the Northeast corner of a parcel of land recorded in Book 1703, Page 450, Deed Records; thence South $00^{\circ}02'56''$ West 417.75 feet to the Southeast corner thereof, along said line and the Westerly extension thereof; thence North $89^{\circ}55'04''$ West 614.58 feet to the Southwest corner of a parcel of land recorded in Book 1625, Page 497, Deed Records; thence North $00^{\circ}02'56''$ East 188.50 feet; thence North $89^{\circ}55'04''$ West 26.10 feet; thence North $00^{\circ}02'56''$ East 229.39 feet to the Northwest corner of said Parcel recorded in Book 1625, Page 497, Deed Records; thence North $89^{\circ}55'04''$ West 922.37 feet to a point on the Easterly harborline of the Willamette River; thence South $23^{\circ}29'54''$ East along said Harborline 950.54 feet; thence South $89^{\circ}55'04''$ East 921.06 feet; thence North $00^{\circ}06'41''$ East 38.64 feet to the Southwest corner of a 40.00 easement recorded in Book 1408, Page 125, Deed Records; thence South $89^{\circ}55'04''$ East along the Southerly line of said Easement a distance of 1518.15 feet; thence South $00^{\circ}04'56''$ West 623.60 feet to a point on the Northerly line of the Beal Pipe and Tank property; thence North $87^{\circ}01'13''$ East 509.64 feet; thence North $63^{\circ}41'39''$ East

(Legal description continued on attached sheet)

SCHN00163079

26.32 feet; thence North 31°01'39" East 28.39 feet; thence South 58°58'21" East 28.50 feet; thence South 31°01'39" West 34.33 feet to the beginning of a 337.50 foot radius non-tangent curve to the right; thence along the arc of said curve a distance of 97.19 feet through a central angle of 16°30' (the long chord of which bears South 66°30'21" East 96.86 feet); thence South 58°15'21" East 38.59 feet to the beginning of a 250.00 foot radius curve to the right; thence along the arc of said curve 119.99 feet through a central angle of 27°30' (the long chord of which bears South 44°30'21" East 118.84 feet); thence South 30°45'21" East 35.58 feet; thence South 26°18'21" East 900.13 feet to the most Easterly corner of said Beall Pipe and Tank property; thence South 65°55'19" West 777.00 feet to the most Southerly corner of said Beall property; thence South 00°07' West 52.32 feet; thence South 89°53' East 1166.33 feet to the beginning of a 485.00 foot radius curve to the left; thence along the arc of said curve 239.16 feet through a central angle of 28°15'10" (the long chord of which bears North 75°59'25" East 236.74 feet); thence North 61°51'50" East 269.91 feet to the True Point of Beginning.

EXCEPTING THEREFROM the following 9.5087+ acre parcel of land (Tax Lot 33) recorded in Book 1408, Page 125, Deed Records for Multnomah County, Oregon, being more particularly described as follows: Commencing at the Southwest corner of the Gatton D.L.C.; thence North 59°29'35" East along the Southerly line of said D.L.C. a distance of 570.52 feet; thence North 00°07'45" East a distance of 1827.50 feet to the True Point of Beginning of the hereinafter described parcel of land; thence North 89°55'04" West a distance of 1403.15 feet; thence North 00°06'41" East a distance of 313.53 feet; thence South 89°55'04" East a distance of 1075.20 feet; thence South 65°06'14" East a distance of 361.13 feet; thence South 00°04'56" East a distance of 160.97 feet to the True Point of Beginning.

Said Parcel containing therein an area of 145.9489 acres, more or less.

Said easement being a ten (10) foot wide strip of land within the private East-West Access Road within that portion of the above described property now designated as Tax Lot 55 of Section 35, Township 2 North, Range 1 West, Willamette Meridian, Multnomah County, Oregon to be used for the installation of underground communication facilities, conduit and underground utility vault. The centerline of said easement will be the conduit, cable and utility vault as placed within said easement.

087593

STATE OF OREGON Multnomah County	ss. I, a Deputy for the Recorder of Conveyances, in and for said County, do hereby certify that the within instrument of writing was received for record and recorded in the record of said County	93 JUL -6 AM 11:45	RECORDING SECTION MULTNOMAH CO. OREGON	In Book BOOK 2718 PAGE 966	On Page 966	Deputy C. Swick
			witness my hand and seal of office this 93rd day of July 1996		Recorder of Conveyances	

SCHN00163080

Portland General Electric Company

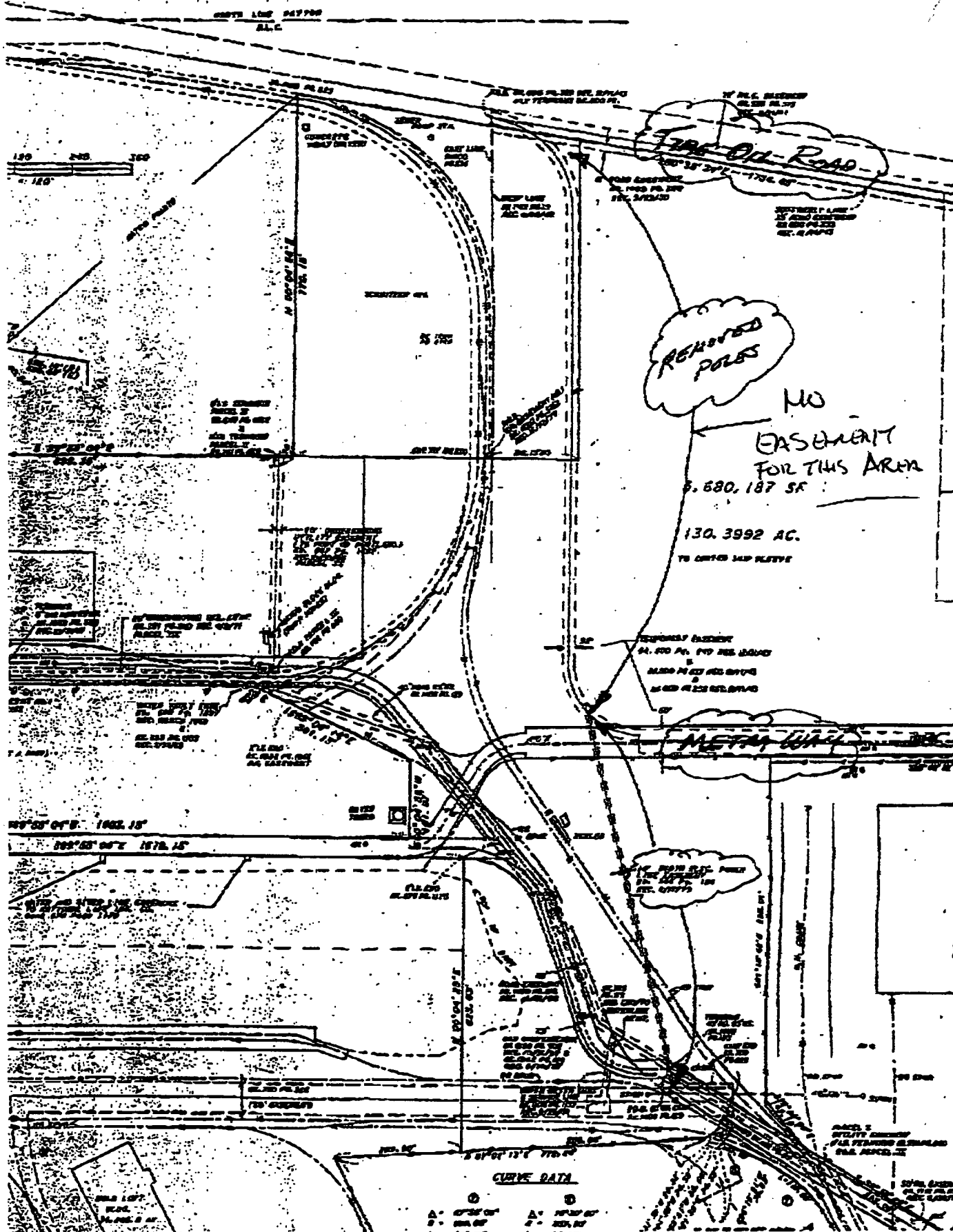
121 SW Salmon Street, Portland Oregon 97204

FAX COVER SHEET

(Fill Out Form Completely)

Date NOV. 18, 1993	
To LINDA WAKEFIELD	
At SCHNITZER INVESTMENT	
Verification Phone	FAX No. 323-2804
From WES WANDRON	Phone 464-8121
Number of Pages (including cover sheet)	
Remarks <u>LINDA</u> THANKS FOR THE MAP. I HAVE CHECKED OUR RECORDS AND PGE DOESN'T HAVE AN EASEMENT FOR THAT PORTION LYING BETWEEN TITHE OIL ROAD AND METRA WAY. WE DO HAVE AN ESMAT ON THAT PORTION LYING SOUTH OF METRA WAY <u>THANKS WES</u>	

SCHN00163085





SCHNITZER INVESTMENT CORP.

FAX MESSAGE

3200 N.W. YEON AVENUE
P.O. BOX 10047
PORTLAND, OREGON 97210

PHONE: (503) 224-9900
TELEX: 360144
FAX: (503) 323-2804

DATE: 11-9-93

TO: RENE

COMPANY: AGE

FAX NUMBER: 464-2442

FROM: LINDA WAKEFIELD (323-2732)

Total number of pages 2, including cover page

MESSAGE:

ATTACHED IS PRELIM. EASEMENT FOR
NEW UNDERGROUND LINES.

OLD EASEMENT FOR OLD OVERHEAD LINES
WHICH HAVE NOW BEEN REMOVED WAS
BOOK 944, PAGE 154, DATED 4/9/73.

PLEASE LET ME KNOW WHAT WE
NEED TO DO.

WES WALDEN - 464-8121

NOTE: If you do not receive all of the pages, please
call (503) 321-2600 as soon as possible.

SCHN00163087



Portland General Electric Company

REC'D AUG 30 1993

*Returned
8-30-93*

August 26, 1993

Schnitzer Investment Corp.
3200 NW Yeon Av
Portland, OR 97210

Dear Ms Wakefield:

Here is the figure that you have been wanting to see concerning the overhead to underground conversion on N Time Oil rd and Metro rd. The cost to you will be \$12994.98 for this conversion. The break down for this is \$8489.98 for the conversion and \$4505 for the cost of a #5601 vault and its installation. I faxed you a copy of this contract 8/25/93 with a note needing your signature and a purchase order number. Please return this contract to me as soon as possible because PGE will not do any work until I have the signed contract back.

Do to the rail road tracks and the pole locations I have had to change the job somewhat at the west end. I have revised my sketch to show this. Please review. I am also sending you a preliminary easement for you to sign and return. A formal easement will be made up after the job is completed.

If you have any questions please feel free to call me at 464-7739.

Sincerely;

Jim Van Kleek

Jim Van Kleek
Service & Design Consultant

enclosure
c: R. Syring

PORTLAND GENERAL ELECTRIC COMPANY
Line Extension Cost Agreement

Applicant: Schnitzer Investment Corp. Date: 8/25/93
Project Name: Overhead to Underground Conversion Job No.: P0633
Service Address: N Time Oil Rd and Metro Rd OH UG X Div Cent

Billing Info: Schnitzer Investment Corp.
3200 NW Yeon Av
Portland, OR 97210
Attn: Linda Wakefield

For Office Use Only

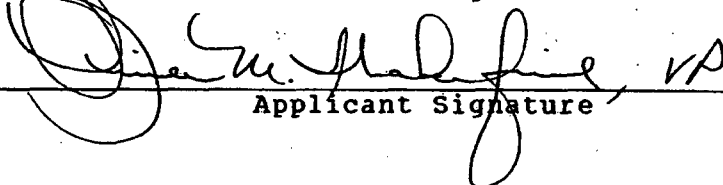
- a. Line extension costs eligible for allowance: _____
b. Allowance: _____
c. Applicant responsibility (a-b): _____
d. Line extension costs not eligible for allowance: \$12,994.98
allowance: (\$8489.98- oh to ug + \$4505 - cost of vault & installation)
e. Total applicant responsibility (c+d): \$12,994.98
Payment terms (check one):
1. Cash in advance
2. X 30 days from date of completion (upon approved credit)
3. Extended payment (5 years, for owner-occupied residence only, upon approved credit)

Credit approved by: _____

AGREEMENT

PGE agrees to install your line extension for the amount described in "Total applicant responsibility" under these terms and conditions:

1. You are responsible for obtaining necessary easements, and the costs thereof are not included in this Agreement.
2. Unless otherwise indicated, the calculation of the line extension costs assumes standard construction and a route determined by the Company.
3. The terms of this Agreement are subject to change if the line extension is not completed within 6 months of the Agreement date or if there are any changes in construction design.
4. You have no ownership rights in the line extension materials or easements other than the right to a refund as described in Section 5.
5. In the event additional customers are served off this line extension within 5 years from the date the line extension is energized, you may be entitled to a refund of part of the costs for which you are responsible. In order to qualify for a refund, the applicant responsibility (Line c) must have exceeded \$100 and you must request a refund from PGE within 6 years from the date your line extension was energized.


Applicant Signature

323-2732
Telephone

Jim Van Kleeck
PGE Representative

464-7739
Telephone

PGE 0963 (Sept 87)
JS/ctb/l-4661c

SCHN00163090

ΓΥΝΕΚΑΙΣΕ ΣΗΜΕΡΑ

No. 0936

Portland General Electric
121 SW Salmon Street .

**3300 N. W. YEON AVE.
P. O. BOX 10047
PORTLAND, OREGON 97210
Phone (503) 224-9900**

Goods must be accompanied by Bill of Lading or Packing Slip.

F.O.B. CIF C&F

[illegible]

NOTE: THIS ORDER IS SUBJECT TO ALL OF THE TERMS AND CONDITIONS HEREIN AND ON THE REVERSE STATED.

Purchasing Agent

SCHN00163091

UTILITY EASEMENT AGREEMENT

In exchange for other good and valuable consideration, we hereby convey to PORTLAND GENERAL ELECTRIC COMPANY ("PGE"), an Oregon corporation, an easement of such width as may be reasonably necessary over, under, upon and across our lands in Section B21-35D, Township T2N, Range R1W, of Willamette Meridian, for the purpose of enabling PGE to erect, construct, maintain and operate electric power lines, together with such poles, conduits, wires, guys, supports, electrical equipment and facilities as may be reasonably connected therewith or appurtenant thereto.

We hereby grant to PGE the right to enter upon our lands to perform necessary surveys and to cut and/or trim any trees or other growth upon or adjacent to such easement which may interfere with construction, operation or maintenance of such line.

We further agree to execute a more detailed easement agreement containing specific property descriptions when such easement agreement may be prepared and presented by PGE.

IN WITNESS WHEREOF, we have executed this Utility Easement Agreement this 30th day of August, 19 93

SCHNITZER INVESTMENT CORP.
Grantor's Name (print)

[Signature], V.P.
Signature

Grantor's Name (print)

Signature

P.O. Box 10047 Portland, OR 97210
Mailing Address

323-2732

Home Telephone

Work Telephone

ELECTRIC POWER LINE EASEMENT

BOOK 154

KNOW ALL MEN BY THESE PRESENTS, That SCHNEITZER INVESTMENT CORPORATION

hereinafter called "the Grantors," whether one or more than one, for and in consideration of the payment of the sum of one and no/100ths Dollars (\$ 1.00), the receipt of which is hereby acknowledged, hereby grant, sell and convey to Portland General Electric Company, an Oregon corporation,

hereinafter called "the Grantee," whether one or more than one, its successors and assigns, a perpetual easement and right of way over, under and across the following described parcel of land situated in Multnomah County, Oregon, being a strip of land ten (10) feet in width, extending five (5) feet on each side of a center line more particularly described as follows:

Beginning in Section 35, Township 2 North, Range 1 West, Willamette Meridian at a point that bears North 22° 53' 15" East 18.06 feet and North 39° 05' West 547.5 feet from the most Northerly corner of that certain tract of land recorded in Book 1598, Page 55, Multnomah County Deed Records; Running thence North 13° 38' West 831 feet,

TO HAVE AND TO HOLD the above described easement and right of way unto the Grantee, its successors and assigns, together with the present right to top, limb or fell trees located on land owned by the Grantors, adjacent to the above described right of way, which danger trees will be determined by the Grantee.

Said easement and right of way shall be for the following purposes, namely: the perpetual right to enter upon and to erect, maintain, repair, rebuild, operate and patrol electric power lines, and appurtenant signal or communication lines, including the right to erect such poles, wires, cables, guys, supports and appurtenances as are necessary thereto, together with the present and future right to clear and right of way and keep the same clear of brush, timber, structures and fire hazards, including the right to restrict the growth of trees and brush on said right of way by the use of chemical sprays.

Grantors shall have the right to use the lands subject to the above described easement for all purposes not inconsistent with the uses and purposes herein set forth, except Grantee shall not build or erect any structure upon the right of way without the prior written consent of the Grantors, which consent shall not be unreasonably withheld.

If the Grantee, its successors and assigns, shall fail to use said right of way for the purposes above mentioned for a continuous period of five years after construction of said power lines, then and in that event this right of way and easement shall terminate and all rights and privileges granted hereunder shall revert to the Grantors, their heirs and assigns.

The Grantors hereby warrant that they are possessed of a marketable title to the property covered by this easement, and have the right to grant the same.

The Grantors, for themselves and their heirs and assigns, covenant to and with the Grantee, its successors and assigns, that the Grantee, its successors and assigns, shall peaceably enjoy the rights and privileges herein granted.

IN WITNESS WHEREOF, the Grantors have caused this easement to be executed this 9th day of

April 1973

SCHNEITZER INVESTMENT CORPORATION

By Gilbert Schnitzer (SEAL)
(SEAL)
(SEAL)

STATE OF OREGON

County of Multnomah

On this 9th day of April, 1973, before me, the undersigned, a Notary Public in and

for said County and State, personally appeared Gilbert Schnitzer, President

to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal, this day and year, to this instrument first written.

Allen J. Jorgensen
March 31, 1974
My commission expires

#45

SCHN00163093

STANDARD UTILITY CONTRACTORS, INC.

August 12, 1993

Linda Wakefield
Vice President
Schnitzer Investment Corporation
3200 N.W. Yeon
Portland, Oregon 97210

Dear Linda,

I have discussed your project with Bill Ferguson, engineer for PGE. Bill provided me with the updated copy of the prints for the project. The major changes were the requirement of steel bends from the vaults, the 818 vault was clearly identified, and the switch vault detail was included.

I surveyed the job with Larry and located all the existing conduit and manholes on Time Oil Road. The 180 feet of trench on Time Oil Road to the new 818 vault was included in the price to US West, as I understood US West was to provide all the trench.

Included in the price for Schnitzer is the cost of all materials and labor required to place the vaults and tie the conduit into them. The materials represent over half these costs. If you would like, Schnitzer could directly purchase some of the major materials to save our 10% handling charge.

To further reduce the cost to US West and to Schnitzer the price was calculated for native backfill above the phone conduit and vaults, since the work is being done on a private easement.

Lump Sum for providing and placing
4 each 5106 vaults and 1 each 818
vault, including all bends necessary
to connect switch and splice vaults.....\$52,956.00

Difference in cost to place an
818 vault rather than a 5106 vault.....\$ 6,809.00

Please call me when it is a convenient to discuss this project.

Sincerely,


Jeffrey L. Gallagher
Vice President

PO Box 1008 • Salem, Oregon 97308

2705 Liberty St. NE • Suite 1 • Salem, Oregon 97303 • 503 364 6611

SCHN00163116

Vaults are 6'

PGE - Relocation of electrical to underground
05-26-93

PGE - Jim VanKleek - 464-7739

Needs to reprice their portion of the work.

Could probably act within a week once we get our portion of the work done.

Need to have him verify the drawing - specifically where we have to go under the tracks and connect with the pole.

Is there any way to negotiate for PGE to pay more of the cost?

Verify size of trench they will need. (per Jim: Probably will be 24" trench. PGE will have their lines down 36" then backfill about 1'. USWest will then go in at opposite sidewall at about 24" deep.)

Can we use 16" quarterwall pipe instead of the 1'-6" pvc specified on the plan?

Sch 40 PVC Gray 1'-9 6" (2) to vaults

Can same easement be used for them that we will use for U.S. West?

Will have to terminate existing easement for overhead lines.

See DOE >

Now that SONAS is not taking property, can we connect to existing pole that is on east side of tracks rather than having to bore under tracks to connect to poles?

If we don't go under tracks, do we delete one vault? (Answer per Jim is no. Thinks we will be better off going under tracks before attaching to poles.)

US West - John Mortensen (206) 699-3129/Vicki Clay 242-3952

Who will they use for the trenching?

Make sure they know they have to bore under the railroad tracks.

What size trench would they plan to put in?

Who gives them permission to attach to existing poles? (per Jim, first pole on west side of tracks belongs to PGE. Thinks balance of them are private.)

SCHN00163117



EMERY & SONS CONSTRUCTION INC.

P. O. BOX 398

STAYTON, OREGON 97383

MARCH 31, 1992

PHONE 769-7751

JOB NAME NORTH METRO OVERHEAD/UNDERGROUND CONVERSION

SCHEDULE OF CONTRACT PRICES

[illegible]

TOTAL \$ 37,519.00

SCHN00163121

P H O N E M E M O	TO	JW		DATE	3-25	TIME	11:05	AM
	FROM	Bill Martinek		AREA CODE				
	OF	Emery & Sons		NO.	931-5261			
				EXT.				
	MESSAGE							
	SIGNED							Ch
	PHONED	<input checked="" type="checkbox"/>	CALL BACK	<input checked="" type="checkbox"/>	RETURNED CALL	<input type="checkbox"/>	WANTS TO SEE YOU	<input type="checkbox"/>
					WILL CALL AGAIN	<input type="checkbox"/>	WAS IN	<input type="checkbox"/>
							URGENT	<input type="checkbox"/>

SCHN00163122



EMERY & SONS CONSTRUCTION INC.

P. O. BOX 398
STAYTON, OREGON 97383

PHONE 769-7751

FAX 769-5266

FACSIMILE COVER LETTER

DATE: 3/31/92

DELIVER TO: LINDA M. WAKEFIELD

LOCATION: PORTLAND

FAX NUMBER:

FROM: BILL MARTINAK

REFERENCE: NORTH METRO OVERHEAD/UNDERGROUND CONVERSION

THIS TRANSMISSION CONSISTS OF 2 PAGES INCLUDING
THIS COVER LETTER. IF THIS TRANSMISSION IS INCOMPLETE, PLEASE
CALL US AT (503) 769-7751

MESSAGE:

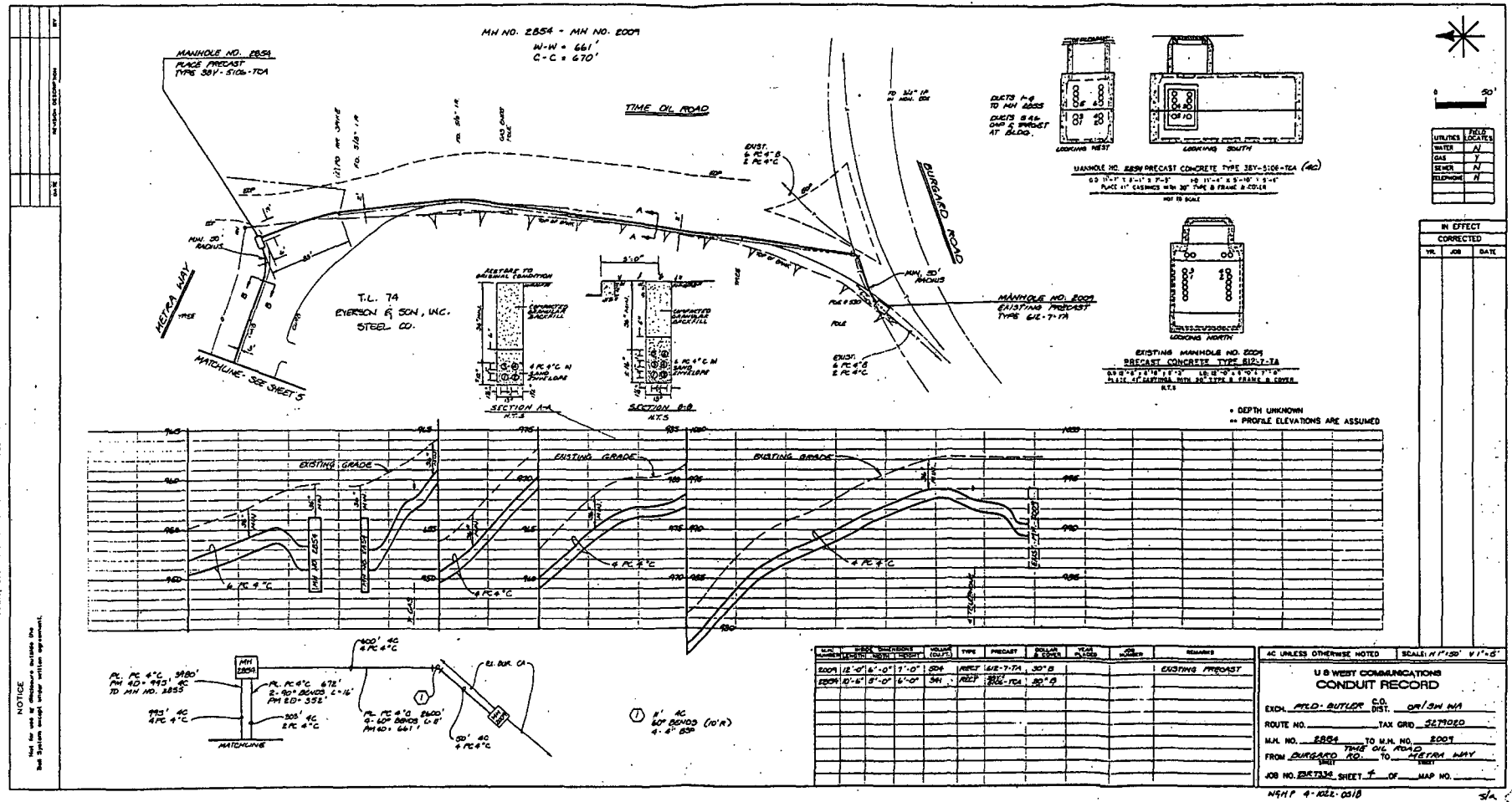
LINDA,

I HAVE REVIEWED THE PRELIMINARY DRAWINGS WITH PGE REP. JIM VAN KLEEK.
HE STATES THAT SOME REVISIONS WILL BE NECESSARY. I HAVE INCLUDED THE
NECESSARY EXTRA FOOTAGE IN MY QUOTE. IF YOU HAVE QUESTIONS, PLEASE
CALL ME AT 769-7751.

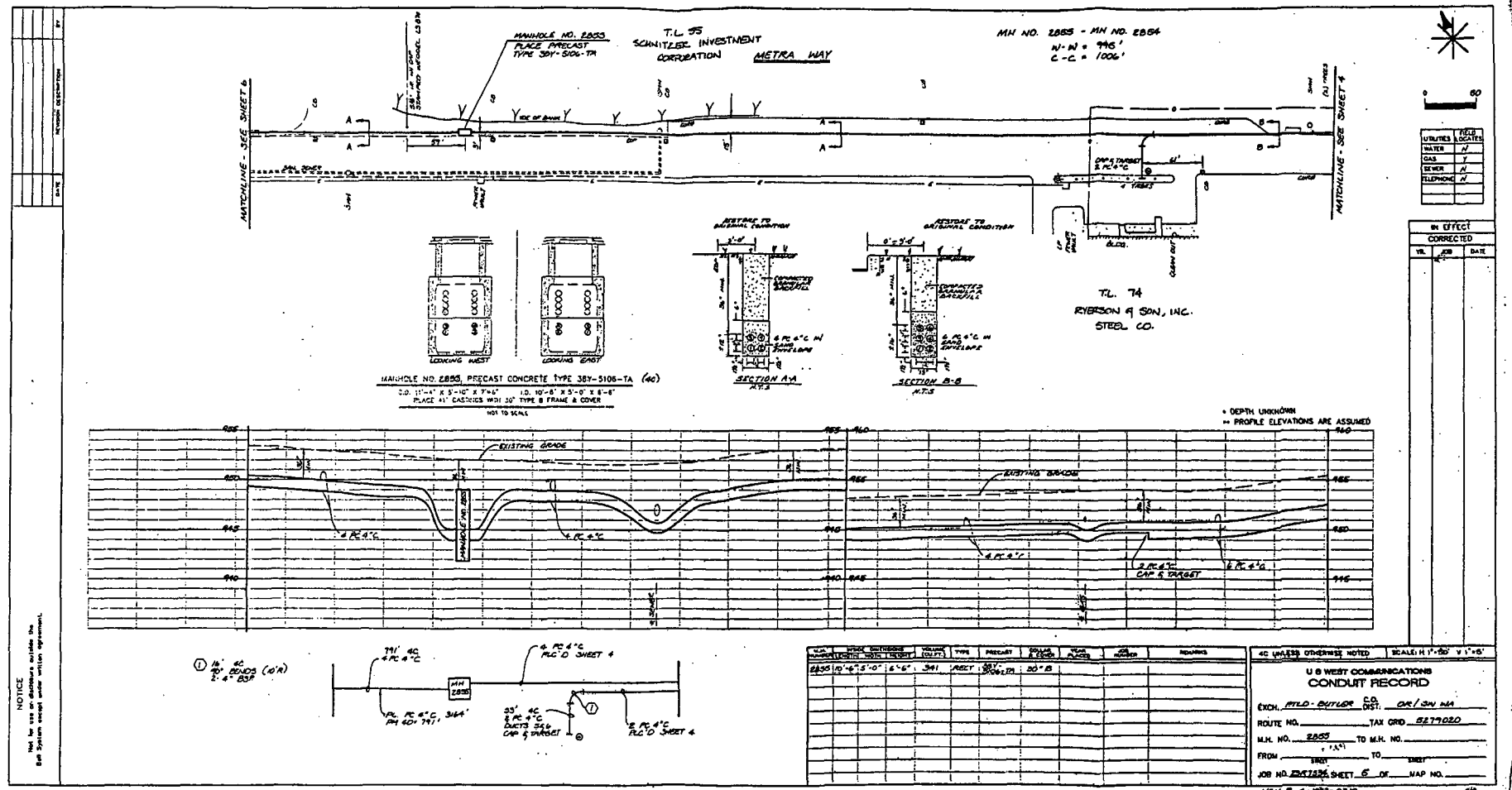
THANK YOU

Bill Martinak
BILL

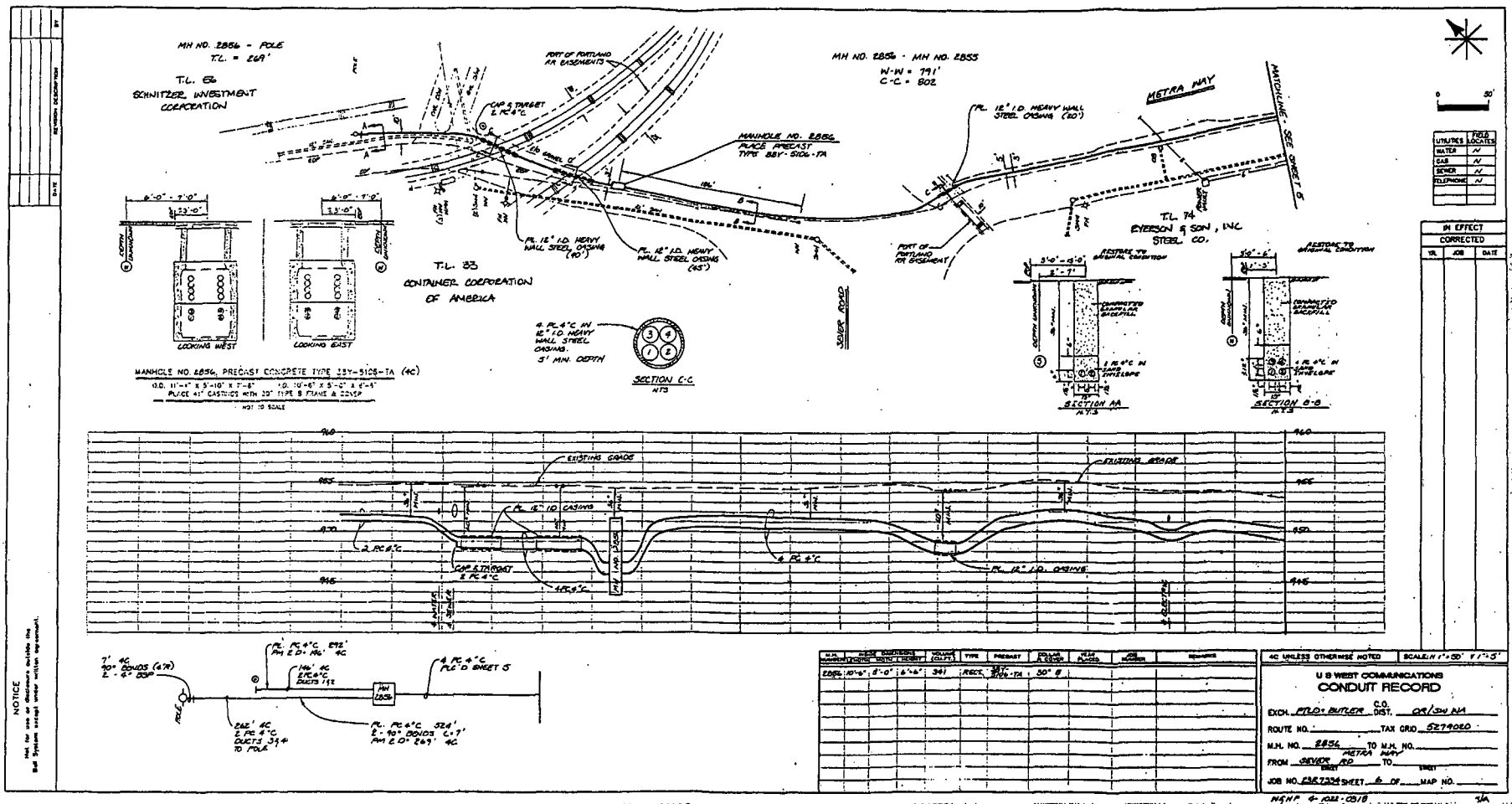
SCHN00163123



SCHN00163125



SCHN00163126



SCHNITZER INVESTMENT CORP.

3200 NW Yeon Avenue P.O. Box 10047 Portland, Oregon 97210
Phone (503) 224-9900 Telex W.U. 36-0144 FAX (503) 323-2804



for Lease

TRANSMITTAL NOTICE

TO: Mr. Thomas G. Lindahl Quality Group, NW 4100 SW 109th Avenue Beaverton, OR 97005		DATE: June 2, 1994 PROJECT: International Terminals
NO. OF COPIES	DATED	TITLE
1	6/1/94	Executed Authorization for Survey & Remediation of PCB Containing Materials

REMARKS:

Enclosed is the above-noted authorization to proceed and a retainer check in the amount of \$2,250.00

If enclosures received are not as listed above, please notify at once.

By

Cathy Williams
Cathy Williams
Executive Secretary



Quality Group

Professional Engineering Services

4100 SW 109th Ave., Beaverton, Oregon 97005

May 31, 1994

Mr. Tom Zelenka
Manager - Governmental and Legislative Affairs
Schnitzer Investment Corp.
3200 NW Yeon Avenue
Portland, Oregon 97210

**RE: SURVEY AND REMEDIATION OF PCB CONTAINING
MATERIALS AT INTERNATIONAL TERMINALS PROPERTY,
EAST LOTS**

Dear Tom:

Here is the estimate for survey and remediation of the east lots at your International Terminals property, which we discussed last week. My total billings for the last project (combined Schnitzer and Romar) was \$16,255.24. The proposed project is similar, but should cost less, since we would be working from a pre-established conceptual base.

The breakdown of my estimate for the current project is as follows:

DESCRIPTION OF WORK	EST. COMPLETION COST
Limited Review of Earlier Phase II Work by Env. Mgmt. Solutions, plus Limited Confirmation Sampling (Analytical Work to be Billed Directly to Schnitzer).	\$1,500
Limited Cleanup Supervision of Subject Property, Including Confirmation Sampling. Excavation Equipment, Operator, and Analytical Work to be Provided by Schnitzer.	\$2,500
Statistical Sampling, Closure Analysis, and Closure Report. Analytical Work to be Provided by Schnitzer.	\$3,500
Estimated Project Total	\$7,500

(503) 644-1711

Fax (503) 646-1233

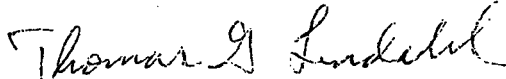
SCHN00163135

Actual work would be performed on a time and material basis, as was the case for the previous project. My billing rate of \$85.00 per hour has not changed.

Thank you for your interest in having me perform this work on your behalf. I hope what I have provided meets with your approval. If you have any questions; please contact me at the number provided.

Sincerely,

FOR QUALITY GROUP, NW
An RGNW, Inc. Company

A handwritten signature in cursive script that reads "Thomas G. Lindahl".

Thomas G. Lindahl, P.E.
Project Manager

Encl. Scope of Work, Approval, Standard Terms and Conditions.

Quality Group

Professional Engineering Services

4100 SW 109th Ave., Beaverton, Oregon 97005

**AUTHORIZATION FOR
SURVEY & REMEDIATION OF PCB CONTAINING MATERIALS
Schnitzer Investment Corp.
International Terminals Property
East Lots, Portland, Oregon**

CLIENT: Name Tom Zelenka
Firm Schnitzer Investment Corp.
Address 3200 NW Yeon Avenue
City Portland, Oregon 97210

The signing of this Authorization by CLIENT and CONSULTANT (Quality Group North West) (QGNW) authorizes CONSULTANT to carry out and complete the Services as described below in consideration of the mutual covenants set forth on both sides of this Authorization.

STANDARD SERVICES: Standard services to be provided by CONSULTANT consists of a Phase I Environmental Site Assessment, as enumerated in Attachment A.

FEE FOR SERVICES: CONSULTANT's fee for the Services identified above shall be as indicated below:

XX Other (specify) Time & Materials (Est. Total \$7500.00)

PAYMENT TERMS: A retainer of \$ 2250.00 will be due prior to initiating work on the project. This amount thus paid will be credited toward the fee for services specified above.

PAYMENT: Full payment due upon receipt of report.

CLIENT and CONSULTANT acknowledge they are in agreement with the terms and conditions and scope of work as set forth on both sides of this Authorization and in Attachment A.

APPROVED FOR CLIENT

Signature _____
Name _____
Title _____
Date _____

ACCEPTED FOR CONSULTANT

Signature Thomas A. Lindahl
Name Thomas Lindahl
Title Project Manager
Date May 31, 1994

ATTACHMENT - Scope of Services

(503) 644-1711

Fax (503) 646-1233

SCHN00163137

TERMS AND CONDITIONS

1. **TIME PERIOD FOR PERFORMANCE OF SERVICES:** CONTRACTOR will commence the Services as specified in the Scope of Services, and will proceed with such Services in a diligent manner to completion. CONTRACTOR will not be responsible for delays caused by factors beyond CONTRACTOR'S control which could not readily have been foreseen at the time this Authorization was executed.

2. **EXTRA SERVICES:** CONTRACTOR will also perform Extra Services not specified in the Scope of Services, provided CONTRACTOR and CLIENT have agreed to the scope of such Extra Services and the fee for Extra Services in writing.

3. **TIME OF PAYMENTS:** CONTRACTOR will submit invoices for the unbilled portion of Services or Extra Services actually completed. CLIENT agrees to pay the invoiced amounts upon receipt. Any payment that is not received by CONTRACTOR within 10 days shall be considered delinquent and the amounts due CONTRACTOR shall accrue a late charge at the rate of 1-1/2% per month for each month from the date of the invoice. In the event any payment due CONTRACTOR under the terms of this Authorization is delinquent, CONTRACTOR may suspend all services until all payment delinquencies have been remedied.

4. **ACCESS, APPROVALS, PERMITS:** CLIENT shall arrange for access and make all provisions for CONTRACTOR to enter upon public and private property as required for CONTRACTOR to perform the specified services. CLIENT shall furnish approvals and permits from all governmental authorities having jurisdiction over the Project and such approval and consent from others as may be necessary for completion of the Project.

5. **STANDARD OF PERFORMANCE:** CONTRACTOR shall perform its services in accordance with generally accepted engineering and consulting standards in effect at the time and place services were performed. CONTRACTOR makes no other warranty, expressed or implied.

6. **TERMINATION:** Either party may terminate this Authorization at any time upon seven (7) days prior written notice to the other. In such event, CONTRACTOR will be compensated for services performed under the Authorization to the date of termination together with all costs arising out of such termination.

7. **ATTORNEY'S, AGENT, OR COLLECTION AGENCY FEES AND EXPENSES:** In the event this Authorization should be referred to an attorney at law, agent, or collection agency for collection, CLIENT agrees to pay such reasonable fees as CONTRACTOR may incur, to any attorney or collection agency in the collection hereof, or any part hereof, even if no suit or action be instituted herein.

8. **CLIENT-PROVIDED INFORMATION:** CONTRACTOR is entitled to rely on all information furnished or to be furnished by CLIENT. CLIENT agrees to defend and indemnify CONTRACTOR, its officers, agents and employees from any and all claims of any kind arising out of or relating to any claims caused by or contributed to by any errors or omissions in information provided by CLIENT.

9. **THIRD-PARTY BENEFICIARIES:** It is recognized that the services performed by CONTRACTOR are for the benefit of CLIENT and no other party. There are no other third-party beneficiaries to this Agreement. All field data, notes, laboratory test data, calculation, estimates, and other documentation prepared by CONTRACTOR shall remain the property of CONTRACTOR.

10. **TIME LIMIT FOR CLAIMS:** Any claim brought by CLIENT against CONTRACTOR will be brought not later than one year after the date of substantial completion of CONTRACTOR'S services hereunder or the expiration of the appropriate statute of limitations, whichever is earlier.

11. **CONTRACTOR'S LIABILITY:** The entire liability of the CONTRACTOR and the CONTRACTOR'S agents, representatives and employees, shall in no event exceed (a) the actual proceeds of the coverage provided by the CONTRACTOR'S insurance policies, if any, and (b) with respect to all claims not within the coverage provided by the CONTRACTOR'S professional liability insurance policy, the total amount actually paid to the CONTRACTOR by the CLIENT for services performed hereunder.

12. **SEPARATE AGREEMENT:** The terms and conditions of this Agreement contain a series of separate agreements. If in any proceeding the court or arbitrators shall refuse to enforce all of the separate agreements, any unenforceable agreements shall be deemed reduced or eliminated from the terms and conditions for the purpose of such proceeding, but only to the extent necessary to permit the remaining agreements to be enforced in such proceeding.

13. **ENTIRE AGREEMENT:** This Agreement constitutes the entire agreement between CLIENT and CONTRACTOR and supersedes all prior or contemporaneous oral or written representations or agreements. This Agreement shall not be modified except with documents signed by both representatives and assigns of the parties hereto.

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15. **ASSIGNMENT:** CONTRACTOR shall not assign this Authorization, but may, however, employ any other party or entity it deems necessary or proper for any part of the work required to be performed by CONTRACTOR under the terms of the Authorization.

16. **INDEMNIFICATION:** It is understood and agreed that, by the terms of this Agreement, CLIENT is engaging the services of CONTRACTOR on matters involving the presence or potential presence of hazardous chemicals, substances, materials, and or wastes, and it is further understood and agreed that CONTRACTOR is not assuming or undertaking any of the CLIENT'S obligations or obligations for the CLIENT'S benefit. Therefore, CLIENT hereby covenants and agrees to hold harmless, indemnify and defend CONTRACTOR, its Officers, Directors, Stockholders, Employees and Agents, from and against any and all claims, losses, damages, and liability, of whatsoever kind or nature, whether to persons, including death, or property, and costs, including but not limited to attorney's fees and costs of defense, which CONTRACTOR incurs as the result of any third party claim, action or proceeding based upon an allegation that the CONTRACTOR has breached a material term of this agreement in any manner other than by the CONTRACTOR'S sole negligence or willful misconduct in the performance of services. CONTRACTOR shall control the defense of any such claim, action or proceeding, including the selection of counsel, but CLIENT shall have the right to participate in any action or proceeding with counsel of the CLIENT'S selection.

This agreement is not limited to, but specifically includes, disputes arising out of or in any way connected with the presence, sudden or gradual dispersal, discharge, escape, or release of contaminants of any kind which shall include, but not be limited to, smoke, vapors, soot, fumes, acids, alkalis, toxic chemicals, liquids, or pollutants, into or upon land, the atmosphere, or any water course or body of water, arising out of or in any way connected with the condition of the property. However, CONTRACTOR does hereby indemnify and hold client harmless from all liability for damages, of whatsoever kind and nature, occasioned by CONTRACTOR'S negligent or willful acts, errors or omissions in the performance of its work under this agreement.

Quality Group

Professional Engineering Services

4100 SW 109th Ave., Beaverton, Oregon 97005

AUTHORIZATION FOR SURVEY & REMEDIATION OF PCB CONTAINING MATERIALS

Schnitzer Investment Corp.
International Terminals Property
East Lots, Portland, Oregon

CLIENT: Name Tom Zelenka

Firm Schnitzer Investment Corp.

Address 3200 NW Yeon Avenue

City Portland, Oregon 97210

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PAYMENT: Full payment due upon receipt of report.

CLIENT and CONSULTANT acknowledge they are in agreement with the terms and conditions and scope of work as set forth on both sides of this Authorization and in Attachment A.

APPROVED FOR CLIENT

Signature _____

Name _____

Title _____

Date _____

ACCEPTED FOR CONSULTANT

Signature Thomas H. Lindahl

Name Thomas Lindahl

Title Project Manager

Date May 31, 1994

ATTACHMENT - Scope of Services

(503) 644-1711

Fax (503) 646-1233

SCHN00163139

TERMS AND CONDITIONS

1. **TIME PERIOD FOR PERFORMANCE OF SERVICES:** CONTRACTOR will commence the Services as specified in the Scope of Services, and will proceed with such Services in a diligent manner to completion. CONTRACTOR will not be responsible for delays caused by factors beyond CONTRACTOR'S control which could not readily have been foreseen at the time this Authorization was executed.

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11. **CONTRACTOR'S LIABILITY:** The entire liability of the CONTRACTOR and the CONTRACTOR'S agents, representatives and employees, shall in no event exceed (a) the actual proceeds of the coverage provided by the CONTRACTOR'S insurance policies, if any, and (b) with respect to all claims not within the coverage provided by the CONTRACTOR'S professional liability insurance policy, the total amount actually paid to the CONTRACTOR by the CLIENT for services performed hereunder.

12. **SEPARATE AGREEMENT:** The terms and conditions of this Agreement contain a series of separate agreements. If in any proceeding the court or arbitrators shall refuse to enforce all of the separate agreements, any unenforceable agreements shall be deemed reduced or eliminated from the terms and conditions for the purpose of such proceeding, but only to the extent necessary to permit the remaining agreements to be enforced in such proceeding.

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This agreement is not limited to, but specifically includes, disputes arising out of or in any way connected with the presence, sudden or gradual dispersal, discharge, escape, or release of contaminants of any kind which shall include, but not be limited to, smoke, vapors, soot, fumes, acids, alkalis, toxic chemicals, liquids, or pollutants, into or upon land, the atmosphere, or any water course or body of water, arising out of or in any way connected with the condition of the property. However, CONTRACTOR does hereby indemnify and hold client harmless from all liability for damages, of whatsoever kind and nature, occasioned by CONTRACTOR'S negligent or willful acts, errors or omissions in the performance of its work under this agreement.

Jim Weddle & Associates

PROFESSIONAL LAND SURVEYORS

1750 S. W. Skyline Blvd. Suite 10
Portland, Oregon 97221

BOOK 1407 PAGE 373

Telephone
292-8083

LEGAL DESCRIPTION
International Terminals

March 30, 1979
File No. 78-832

PARCEL 'B'

Revised 11/26/79

Description of a parcel of land located in Section 35, Township 2 North, Range 1 West of the Willamette Meridian, Multnomah County, Oregon, described as follows:

Commencing at the intersection of the Westerly extension of the South line of said Section 35 with the Easterly harborline of the Willamette River;

Thence North 25°53'30" West along said Harborline 253.93 feet;

Thence South 88°08'52" East 1388.01 feet;

Thence South 89°53' East parallel to the Southerly line of said Section 35, 1904.74 feet;

Thence North 61°51'50" East 396.75 feet to a point on the Westerly right-of-way line of N. Burgard Road;

Thence North 22°47'26" West along said Right-of-way line 30.13 feet to the True Point of Beginning of the hereinafter described tract of land;

Thence continuing North 22°47'26" West along said Right-of-way line a distance of 331.92 feet to the beginning of a 544.93 foot radius curve to the left;

Thence along the arc of said Curve along the Westerly right-of-way line of N. Sever Road a distance of 60.94 feet to the termination of said Curve;

Thence North 29°11'53" West 117.88 feet;

Thence South 60°48'07" West 55.00 feet;

Thence North 29°11'53" West 314.62 feet to the beginning of a 273.10 foot radius curve to the left;

Thence along the arc of said Curve a distance of 46.11 feet through a central angle of 9°40'25";

Thence North 51°07'42" East 25.00 feet to a point on the arc of a 298.10 foot radius curve;

SCHN00163246

International Terminals, Parcel 'B'

March 30, 1979

Page 2

BOOK 1407 PAGE 374

Thence Northwesterly along the arc of said Curve 30.13 feet through a central angle of $5^{\circ}47'30''$ to the Southeast corner of a parcel of land recorded in Book 629, Page 770, Deed Records;

Thence North $89^{\circ}49'$ West along the South line of said Parcel and the Westerly extension thereof a distance of 576.60 feet to an angle corner in the South line of a parcel of land recorded in Book 2122, Page 235, Deed Records;

Thence South $62^{\circ}10'$ West 10.26 feet to the Southwest corner of said Parcel;

Thence North $00^{\circ}05'58''$ West 118.01 feet to the Northwest corner of said Parcel;

Thence South $89^{\circ}32'40''$ East 256.82 feet to the Northeast corner of said Parcel;

Thence South $00^{\circ}14'35''$ West 4.03 feet to the Northwest corner of a parcel of land recorded in Book 1958, Page 672, Deed Records;

Thence South $89^{\circ}47'09''$ East along the North line of said Parcel and the Easterly extension thereof 117.53 feet to the Southwest corner of N. Sever Road;

Thence North $00^{\circ}05'07''$ East 70.00 feet to the Northwest corner thereof;

Thence Southeasterly along the arc of a 388.10 foot radius curve to the right 91.10 feet through a central angle of $13^{\circ}26'57''$ (the long chord of which bears South $83^{\circ}11'24''$ East 90.89 feet);

Thence North $13^{\circ}32'04''$ East 10.00 feet;

Thence Southeasterly along the arc of a 398.10 foot radius curve to the right 245.01 feet through a central angle of $35^{\circ}15'44''$ (the long chord of which bears South $58^{\circ}50'04''$ East 241.16 feet) to the intersection of said curve with the Westerly right-of-way line of N. Burgard Road;

Thence North $22^{\circ}47'26''$ West along said Westerly right-of-way line 101.10 feet to the beginning of a 507.50 foot radius curve to the right;

Thence along the arc of said Curve a distance of 617.87 feet through a central angle of $69^{\circ}45'22''$ (the long chord of which bears North $12^{\circ}05'15''$ East 580.41 feet) to the Southwest corner of the P.G.E. tracts described in Book 585, Page 347;

Thence North $15^{\circ}22'34''$ West 399.98 feet;

SCHN00163247

Thence North 28°52'39" West 125.15 feet;

BOOK 1407 PAGE 375

Thence South 88°05'44" East 26.50 feet;

Thence North 17°29'34" West 361.95 feet to the beginning of an 881.50 foot radius curve to the right;

Thence along the arc of said Curve 351.76 feet through a central angle of 22°51'50" (the long chord of which bears North 6°03'39" West 349.43 feet);

Thence North 5°22'16" East 43.17 feet;

Thence North 15°15'26" East 118.36 feet to the beginning of a 197.60 foot radius curve to the left;

Thence along the arc of said Curve 330.74 feet through a central angle of 95°54' (the long chord of which bears North 32°41'34" West 293.46 feet);

Thence North 80°38'34" West 68.12 feet;

Thence South 9°21'26" West 10.00 feet to a point 85.00 feet Southerly of (when measured at right angles) the Southerly right-of-way line of the Bonneville Power Administration property;

Thence North 80°38'34" West 1734.46 feet parallel to and 85.00 feet Southerly of said Line (when measured at right angles) to the Northwest corner of a parcel of land recorded in Book 933, Page 1902, Deed Records;

Thence South 00°04'56" West 770.19 feet to the Southwest corner thereof;

Thence North 89°55'04" West 896.35 feet to the Northeast corner of a parcel of land recorded in Book 1703, Page 450, Deed Records;

Thence South 00°02'56" West 417.75 feet to the Southeast corner thereof, along said Line and the Westerly extension thereof;

Thence North 89°55'04" West 614.58 feet to the Southwest corner of a parcel of land recorded in Book 1625, Page 497, Deed Records;

Thence North 00°02'56" East 188.50 feet;

Thence North 89°55'04" West 26.10 feet;

Thence North 00°02'56" East 229.39 feet to the Northwest corner of said Parcel recorded in Book 1625, Page 497, Deed Records;

Thence North 89°55'04" West 922.37 feet to a point on the Easterly harborline of the Willamette River;

Thence South 23°29'54" East along said Harborline 950.54 feet;

Thence South 89°55'04" East 921.06 feet;

Thence North 00°06'41" East 38.64 feet to the Southwest corner of a 40.00 foot easement recorded in Book 1408, Page 125, Deed Records;

Thence South 89°55'04" East along the Southerly line of said Easement a distance of 1518.15 feet;

Thence South 00°04'56" West 623.60 feet to a point on the Northerly line of the Beall Pipe and Tank property;

Thence North 87°01'13" East 509.64 feet;

Thence North 63°41'39" East 26.32 feet;

Thence North 31°01'39" East 28.39 feet;

Thence South 58°58'21" East 28.50 feet;

Thence South 31°01'39" West 34.33 feet to the beginning of a 337.50 foot radius non-tangent curve to the right;

Thence along the arc of said Curve a distance of 97.19 feet through a central angle of 16°30' (the long chord of which bears South 66°30'21" East 96.86 feet);

Thence South 58°15'21" East 38.59 feet to the beginning of a 250.00 foot radius curve to the right;

Thence along the arc of said Curve 119.99 feet through a central angle of 27°30' (the long chord of which bears South 44°30'21" East 118.84 feet);

Thence South 30°45'21" East 35.58 feet;

Thence South 26°18'21" East 900.13 feet to the most Easterly corner of said Beall Pipe and Tank property;

Thence South 65°55'19" West 777.00 feet to the most Southerly corner of said Beall property;

Thence South 00°07' West 52.32 feet;

International Terminals, Parcel 'B'
March 30, 1979
Page 5

BOOK 1407 PAGE 377

Thence South 89°53' East 1166.33 feet to the beginning of a 485.00 foot radius curve to the left;

Thence along the arc of said curve 239.16 feet through a central angle of 28°15'10" (the long chord of which bears North 75°59'25" East 236.74 feet);

Thence North 61°51'50" East 269.91 feet to the True Point of Beginning.

EXCEPTING THEREFROM the following 9.5087± acre parcel of land (Tax Lot 33) recorded in Book 1408, Page 125, Deed Records for Multnomah County, Oregon, being more particularly described as follows:

Commencing at the Southwest corner of the Gatton D.L.C.;

Thence North 59°29'35" East along the Southerly line of said D.L.C. a distance of 570.52 feet;

Thence North 00°07'45" East a distance of 1827.50 feet to the True Point of Beginning of the hereinafter described parcel of land;

Thence North 89°55'04" West a distance of 1403.15 feet;

Thence North 00°06'41" East a distance of 313.53 feet;

Thence South 89°55'04" East a distance of 1075.20 feet;

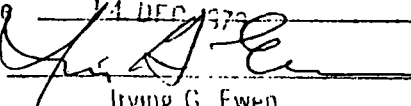
Thence South 65°06'14" East a distance of 361.13 feet;

Thence South 00°04'56" East a distance of 160.97 feet to the True Point of Beginning.

Said Parcel 'B' containing therein an area of 145.9489 acres, more or less.

MULTNOMAH COUNTY OREGON
DIVISION OF ASSESSMENT & TAXATION
ROOM 226, COUNTY COURTHOUSE
PORTLAND, OREGON 97204

AMENDED LEGAL DESCR FOR
APPROVED MAJOR PARTITION *

EXEMPT/MINOR PARTITION (Under Mult Co Ord #174)	
date	1/1 DEC 1979
by	 Irving G. Ewen
Land Development Section MULT CO ENVIRON SERVICES	

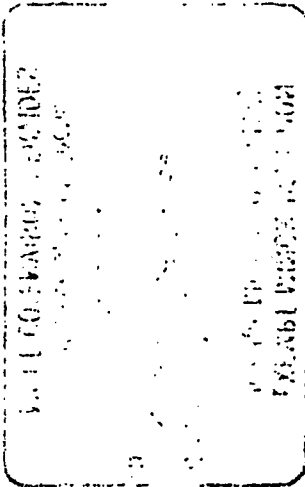
* REF: Case # LD 31-79
(Parcel "B")

Landowner: Schnitzer Investment Corp.

Original Recorded Book 1354 Page 1335
June 11, 1979

SCHN00163250

99087



STATE OF OREGON
Multnomah County

ss.

I, _____, Director, Department of Administration Services and Recorder of Conveyances, in and for said County, do hereby certify that the within instrument of writing was received for record and recorded in the record of _____ of said County at _____

1979 DEC 19 AM 11:04

RECORDING SECTION
MULTNOMAH CO. OREGON



In Book

1407

On Page

373

witness my hand and seal of office affixed.

Director
Department of Administration
Services

P. Thonnet

Rec-17

Deputy.

CF. 1001 1001 1001

OWEN D. BLANK
TUNKON, TORP & GALEN
Attorneys at Law
Public Service Building
Portland, Oregon 97204

BOOK 1407 PAGE 378

SCHN00163251

750

file

TONKON, TORP & GALEN

LAW OFFICES

1010 PUBLIC SERVICE BUILDING
920 S.W. SIXTH AVENUE
PORTLAND, OREGON 97204

TELEPHONE 221-1440
AREA CODE 503

TERRY W. BAKER
BRUCE G. BERNING
OWEN D. BLANK
BRIAN G. BOOTH
GORDON T. CAREY, JR.
JOYLE C. DAHL
CAROL O. DEY
JOHN E. FROHNMAYER
MORRIS J. GALEN
RONALD L. GREENMAN
MICHAEL R. HOWARD
BARBEE B. LYON
DON H. MARMADUKE
WILLIAM F. MARTSON, JR.
MICHAEL M. MORGAN
JON W. NICKEL
JOHN H. ROSENFELD
KENNETH D. STEPHENS
MOE M. TONKON
FREDERICK H. TORP
JOSEPH S. VOBORIL

November 29, 1979

Mr. Irving G. Ewen
Land Development Section
Multnomah County Environmental Services
2115 S. E. Morrison
Portland, Oregon 97214

Re: Case No. LD 31-79
Schnitzer Investment Corp. --
International Terminals Partition

Dear Irv:

Pursuant to our telephone conversation, I am enclosing three copies of the corrected legal description for Parcel B. The description is corrected to except Tax Lot 33 from Parcel B. Tax Lot 33 is shown as "not a part" on the partition map. The correcting language is contained on page 5 of the revised description.

I understand that you will retain one copy of the corrected description for your file and return two stamped copies to me for processing through the assessment office prior to recording the corrected description.

Thank you for your assistance.

Very truly yours,

OWEN D. BLANK

Owen D. Blank

ODB:sef

Enclosures

✓cc: Mr. H. Blair Bernson (w/enc.)

SCHN00163252

Jim Weddle & Associates

PROFESSIONAL LAND SURVEYORS

1750 S. W. Skyline Blvd. Suite 10
Portland, Oregon 97221

Telephone
292-8083

LEGAL DESCRIPTION
International Terminals

March 30, 1979
File No. 78-832

PARCEL 'B'

Revised 11/26/79

Description of a parcel of land located in Section 35, Township 2 North, Range 1 West of the Willamette Meridian, Multnomah County, Oregon, described as follows:

Commencing at the intersection of the Westerly extension of the South line of said Section 35 with the Easterly harborline of the Willamette River;

Thence North 25°53'30" West along said Harborline 253.93 feet;

Thence South 88°08'52" East 1388.01 feet;

Thence South 89°53' East parallel to the Southerly line of said Section 35, 1904.74 feet;

Thence North 61°51'50" East 396.75 feet to a point on the Westerly right-of-way line of N. Burgard Road;

Thence North 22°47'26" West along said Right-of-way line 30.13 feet to the True Point of Beginning of the hereinafter described tract of land;

Thence continuing North 22°47'26" West along said Right-of-way line a distance of 331.92 feet to the beginning of a 544.93 foot radius curve to the left;

Thence along the arc of said Curve along the Westerly right-of-way line of N. Sever Road a distance of 60.94 feet to the termination of said Curve;

Thence North 29°11'53" West 117.88 feet;

Thence South 60°48'07" West 55.00 feet;

Thence North 29°11'53" West 314.62 feet to the beginning of a 273.10 foot radius curve to the left;

Thence along the arc of said Curve a distance of 46.11 feet through a central angle of 9°40'25";

Thence North 51°07'42" East 25.00 feet to a point on the arc of a 298.10 foot radius curve;

SCHN00163253

International Terminals, Parcel 'B'
March 30, 1979
Page 2

Thence Northwesterly along the arc of said Curve 30.13 feet through a central angle of $5^{\circ}47'30''$ to the Southeast corner of a parcel of land recorded in Book 629, Page 770, Deed Records;

Thence North $89^{\circ}49'$ West along the South line of said Parcel and the Westerly extension thereof a distance of 576.60 feet to an angle corner in the South line of a parcel of land recorded in Book 2122, Page 235, Deed Records;

Thence South $62^{\circ}10'$ West 10.26 feet to the Southwest corner of said Parcel;

Thence North $00^{\circ}05'58''$ West 118.01 feet to the Northwest corner of said Parcel;

Thence South $89^{\circ}32'40''$ East 256.82 feet to the Northeast corner of said Parcel;

Thence South $00^{\circ}14'35''$ West 4.03 feet to the Northwest corner of a parcel of land recorded in Book 1958, Page 672, Deed Records;

Thence South $89^{\circ}47'09''$ East along the North line of said Parcel and the Easterly extension thereof 117.53 feet to the Southwest corner of N. Sever Road;

Thence North $00^{\circ}05'07''$ East 70.00 feet to the Northwest corner thereof;

Thence Southeasterly along the arc of a 388.10 foot radius curve to the right 91.10 feet through a central angle of $13^{\circ}26'57''$ (the long chord of which bears South $83^{\circ}11'24''$ East 90.89 feet);

Thence North $13^{\circ}32'04''$ East 10.00 feet;

Thence Southeasterly along the arc of a 398.10 foot radius curve to the right 245.01 feet through a central angle of $35^{\circ}15'44''$ (the long chord of which bears South $58^{\circ}50'04''$ East 241.16 feet) to the intersection of said curve with the Westerly right-of-way line of N. Burgard Road;

Thence North $22^{\circ}47'26''$ West along said Westerly right-of-way line 101.10 feet to the beginning of a 507.50 foot radius curve to the right;

Thence along the arc of said Curve a distance of 617.87 feet through a central angle of $69^{\circ}45'22''$ (the long chord of which bears North $12^{\circ}05'15''$ East 580.41 feet) to the Southwest corner of the P.G.E. tracts described in Book 585, Page 347;

Thence North $15^{\circ}22'34''$ West 399.98 feet;

Thence North 28°52'39" West 125.15 feet;

Thence South 88°05'44" East 26.50 feet;

Thence North 17°29'34" West 361.95 feet to the beginning of an 881.50 foot radius curve to the right;

Thence along the arc of said Curve 351.76 feet through a central angle of 22°51'50" (the long chord of which bears North 6°03'39" West 349.43 feet);

Thence North 5°22'16" East 43.17 feet;

Thence North 15°15'26" East 118.36 feet to the beginning of a 197.60 foot radius curve to the left;

Thence along the arc of said Curve 330.74 feet through a central angle of 95°54' (the long chord of which bears North 32°41'34" West 293.46 feet);

Thence North 80°38'34" West 68.12 feet;

Thence South 9°21'26" West 10.00 feet to a point 85.00 feet Southerly of (when measured at right angles) the Southerly right-of-way line of the Bonneville Power Administration property;

Thence North 80°38'34" West 1734.46 feet parallel to and 85.00 feet Southerly of said Line (when measured at right angles) to the Northwest corner of a parcel of land recorded in Book 933, Page 1902, Deed Records;

Thence South 00°04'56" West 770.19 feet to the Southwest corner thereof;

Thence North 89°55'04" West 896.35 feet to the Northeast corner of a parcel of land recorded in Book 1703, Page 450, Deed Records;

Thence South 00°02'56" West 417.75 feet to the Southeast corner thereof, along said Line and the Westerly extension thereof;

Thence North 89°55'04" West 614.58 feet to the Southwest corner of a parcel of land recorded in Book 1625, Page 497, Deed Records;

Thence North 00°02'56" East 188.50 feet;

Thence North 89°55'04" West 26.10 feet;

Thence North 00°02'56" East 229.39 feet to the Northwest corner of said Parcel recorded in Book 1625, Page 497, Deed Records;

International Terminals, Parcel 'B'
March 30, 1979
Page 4

Thence North 89°55'04" West 922.37 feet to a point on the Easterly harborline of the Willamette River;

Thence South 23°29'54" East along said Harborline 950.54 feet;

Thence South 89°55'04" East 921.06 feet;

Thence North 00°06'41" East 38.64 feet to the Southwest corner of a 40.00 foot easement recorded in Book 1408, Page 125, Deed Records;

Thence South 89°55'04" East along the Southerly line of said Easement a distance of 1518.15 feet;

Thence South 00°04'56" West 623.60 feet to a point on the Northerly line of the Beall Pipe and Tank property;

Thence North 87°01'13" East 509.64 feet;

Thence North 63°41'39" East 26.32 feet;

Thence North 31°01'39" East 28.39 feet;

Thence South 58°58'21" East 28.50 feet;

Thence South 31°01'39" West 34.33 feet to the beginning of a 337.50 foot radius non-tangent curve to the right;

Thence along the arc of said Curve a distance of 97.19 feet through a central angle of 16°30' (the long chord of which bears South 66°30'21" East 96.86 feet);

Thence South 58°15'21" East 38.59 feet to the beginning of a 250.00 foot radius curve to the right;

Thence along the arc of said Curve 119.99 feet through a central angle of 27°30' (the long chord of which bears South 44°30'21" East 118.84 feet);

Thence South 30°45'21" East 35.58 feet;

Thence South 26°18'21" East 900.13 feet to the most Easterly corner of said Beall Pipe and Tank property;

Thence South 65°55'19" West 777.00 feet to the most Southerly corner of said Beall property;

Thence South 00°07' West 52.32 feet;

International Terminals, Parcel 'B'
March 30, 1979
Page 5

Thence South 89°53' East 1166.33 feet to the beginning of a 485.00 foot radius curve to the left;

Thence along the arc of said curve 239.16 feet through a central angle of 28°15'10" (the long chord of which bears North 75°59'25" East 236.74 feet);

Thence North 61°51'50" East 269.91 feet to the True Point of Beginning.

EXCEPTING THEREFROM the following 9.5087[±] acre parcel of land (Tax Lot 33) recorded in Book 1408, Page 125, Deed Records for Multnomah County, Oregon, being more particularly described as follows:

Commencing at the Southwest corner of the Gatton D.L.C.;

Thence North 59°29'35" East along the Southerly line of said D.L.C. a distance of 570.52 feet;

Thence North 00°07'45" East a distance of 1827.50 feet to the True Point of Beginning of the hereinafter described parcel of land;

Thence North 89°55'04" West a distance of 1403.15 feet;

Thence North 00°06'41" East a distance of 313.53 feet;

Thence South 89°55'04" East a distance of 1075.20 feet;

Thence South 65°06'14" East a distance of 361.13 feet;

Thence South 00°04'56" East a distance of 160.97 feet to the True Point of Beginning.

Said Parcel 'B' containing therein an area of 145.9489 acres, more or less.

Part 1 - 17

Jim Weddle & Associates

PROFESSIONAL LAND SURVEYORS

1750 S.W. Skyline Blvd. Suite 10
Portland, Oregon 97221

Telephone
292-6083

RECEIVED

MAR 30 1979

March 30, 1979
File No. 78-632

LEGAL DESCRIPTION
International Terminals

PARCEL 'A'

Mackenzie Engineering Incorporated

Description of a parcel of land located in Section 35, Township 2 North, Range 1 West of the Willamette Meridian, Multnomah County, Oregon, described as follows:

Commencing at the intersection of the Westerly extension of the South line of said Section 35 with the Easterly harborline of the Willamette River;

Thence North 25°53'30" West along said Harborline 253.93 feet to the True Point of Beginning of the hereinafter described tract of land;

Thence South 88°08'52" East 1388.01 feet;

Thence South 89°53' East parallel with the South line of said Section 35, 1904.74 feet;

Thence North 61°51'50" East 396.75 feet to a point on the Westerly right-of-way line of N. Burgard Road;

Thence North 22°47'26" West along said Right-of-way line 30.13 feet;

Thence South 61°51'50" West 269.91 feet to the beginning of a 485.00 foot radius curve to the right;

Thence along the arc of said Curve a distance of 239.16 feet through a central angle of 28°15'10" (the long chord of which bears South 75°59'25" West 236.74 feet);

Thence North 89°53' West 1166.33 feet;

Thence North 00°07' East 52.32 feet to the most Southerly corner of the Beall Pipe and Tank property;

Thence along the arc of a 332.50 foot radius curve to the right a distance of 151.00 feet through a central angle of 26°01'12" (the long chord of which bears North 57°36'59" West 149.71 feet);

Thence along the arc of a 286.00 foot radius curve to the right a distance of 91.35 feet through a central angle of 18°18'02" (the long chord of which bears North 35°27'22" West 90.96 feet);

SCHN00163259

International Terminals, Parcel 'A'
March 30, 1979
Page 2

Thence North 26°18'21" West 1240.36 feet to the Northwest corner of said Beall property;

Thence North 87°01'13" East along the Northerly line of said Beall property 262.60 feet;

Thence leaving said Northerly line, North 00°04'53" East 623.60 feet;

Thence North 89°55'04" West 1518.15 feet along the South line of a 40.00 foot easement recorded in Book 1408, Page 125, Deed Records;

Thence South 00°06'41" West 38.64 feet;

Thence North 89°55'04" West 921.06 feet to a point on the Easterly harborline of the Willamette River;

Thence South 23°39'54" East along said Harborline 362.89 feet to Harborline Point #17;

Thence South 25°53'30" East along said Harborline 1747.52 feet to the True Point of Beginning.

Said Parcel containing therein 92.7403 acres, more or less.

Jim Weddle & Associates

PROFESSIONAL LAND SURVEYORS

1750 S. W. Skyline Blvd. Suite 10
Portland, Oregon 97221

Telephone
292-8083

LEGAL DESCRIPTION
International Terminals

March 30, 1979
File No. 78-832

PARCEL 'B'

Revised 11/26/79

Description of a parcel of land located in Section 35, Township 2 North, Range 1 West of the Willamette Meridian, Multnomah County, Oregon, described as follows:

Commencing at the intersection of the Westerly extension of the South line of said Section 35 with the Easterly harborline of the Willamette River;

Thence North 25°53'30" West along said Harborline 253.93 feet;

Thence South 88°08'52" East 1388.01 feet;

Thence South 89°53' East parallel to the Southerly line of said Section 35, 1904.74 feet;

Thence North 61°51'50" East 396.75 feet to a point on the Westerly right-of-way line of N. Burgard Road;

Thence North 22°47'26" West along said Right-of-way line 30.13 feet to the True Point of Beginning of the hereinafter described tract of land;

Thence continuing North 22°47'26" West along said Right-of-way line a distance of 331.92 feet to the beginning of a 544.93 foot radius curve to the left;

Thence along the arc of said Curve along the Westerly right-of-way line of N. Sever Road a distance of 60.94 feet to the termination of said Curve;

Thence North 29°11'53" West 117.88 feet;

Thence South 60°48'07" West 55.00 feet;

Thence North 29°11'53" West 314.62 feet to the beginning of a 273.10 foot radius curve to the left;

Thence along the arc of said Curve a distance of 46.11 feet through a central angle of 9°40'25";

Thence North 51°07'42" East 25.00 feet to a point on the arc of a 298.10 foot radius curve;

SCHN00163261

Thence Northwesterly along the arc of said Curve 30.13 feet through a central angle of $5^{\circ}47'30''$ to the Southeast corner of a parcel of land recorded in Book 629, Page 770, Deed Records;

Thence North $89^{\circ}49'$ West along the South line of said Parcel and the Westerly extension thereof a distance of 576.60 feet to an angle corner in the South line of a parcel of land recorded in Book 2122, Page 235, Deed Records;

Thence South $62^{\circ}10'$ West 10.26 feet to the Southwest corner of said Parcel;

Thence North $00^{\circ}05'58''$ West 118.01 feet to the Northwest corner of said Parcel;

Thence South $89^{\circ}32'40''$ East 256.82 feet to the Northeast corner of said Parcel;

Thence South $00^{\circ}14'35''$ West 4.03 feet to the Northwest corner of a parcel of land recorded in Book 1958, Page 672, Deed Records;

Thence South $89^{\circ}47'09''$ East along the North line of said Parcel and the Easterly extension thereof 117.53 feet to the Southwest corner of N. Sever Road;

Thence North $00^{\circ}05'07''$ East 70.00 feet to the Northwest corner thereof;

Thence Southeasterly along the arc of a 388.10 foot radius curve to the right 91.10 feet through a central angle of $13^{\circ}26'57''$ (the long chord of which bears South $83^{\circ}11'24''$ East 90.89 feet);

Thence North $13^{\circ}32'04''$ East 10.00 feet;

Thence Southeasterly along the arc of a 398.10 foot radius curve to the right 245.01 feet through a central angle of $35^{\circ}15'44''$ (the long chord of which bears South $58^{\circ}50'04''$ East 241.16 feet) to the intersection of said curve with the Westerly right-of-way line of N. Burgard Road;

Thence North $22^{\circ}47'26''$ West along said Westerly right-of-way line 101.10 feet to the beginning of a 507.50 foot radius curve to the right;

Thence along the arc of said Curve a distance of 617.87 feet through a central angle of $69^{\circ}45'22''$ (the long chord of which bears North $12^{\circ}05'15''$ East 580.41 feet) to the Southwest corner of the P.G.E. tracts described in Book 585, Page 347;

Thence North $15^{\circ}22'34''$ West 399.98 feet;

International Terminals, Parcel 'B'
March 30, 1979
Page 3

Thence North 28°52'39" West 125.15 feet;

Thence South 88°05'44" East 26.50 feet;

Thence North 17°29'34" West 361.95 feet to the beginning of an 881.50 foot radius curve to the right;

Thence along the arc of said Curve 351.76 feet through a central angle of 22°51'50" (the long chord of which bears North 6°03'39" West 349.43 feet);

Thence North 5°22'16" East 43.17 feet;

Thence North 15°15'26" East 118.36 feet to the beginning of a 197.60 foot radius curve to the left;

Thence along the arc of said Curve 330.74 feet through a central angle of 95°54' (the long chord of which bears North 32°41'34" West 293.46 feet);

Thence North 80°38'34" West 68.12 feet;

Thence South 9°21'26" West 10.00 feet to a point 85.00 feet Southerly of (when measured at right angles) the Southerly right-of-way line of the Bonneville Power Administration property;

Thence North 80°38'34" West 1734.46 feet parallel to and 85.00 feet Southerly of said Line (when measured at right angles) to the Northwest corner of a parcel of land recorded in Book 933, Page 1902, Deed Records;

Thence South 00°04'56" West 770.19 feet to the Southwest corner thereof;

Thence North 89°55'04" West 896.35 feet to the Northeast corner of a parcel of land recorded in Book 1703, Page 450, Deed Records;

Thence South 00°02'56" West 417.75 feet to the Southeast corner thereof, along said Line and the Westerly extension thereof;

Thence North 89°55'04" West 614.58 feet to the Southwest corner of a parcel of land recorded in Book 1625, Page 497, Deed Records;

Thence North 00°02'56" East 188.50 feet;

Thence North 89°55'04" West 26.10 feet;

Thence North 00°02'56" East 229.39 feet to the Northwest corner of said Parcel recorded in Book 1625, Page 497, Deed Records;

SCHN00163263

International Terminals, Parcel 'B'
March 30, 1979
Page 4

Thence North 89°55'04" West 922.37 feet to a point on the Easterly harborline of the Willamette River;

Thence South 23°29'54" East along said Harborline 950.54 feet;

Thence South 89°55'04" East 921.06 feet;

Thence North 00°06'41" East 38.64 feet to the Southwest corner of a 40.00 foot easement recorded in Book 1408, Page 125, Deed Records;

Thence South 89°55'04" East along the Southerly line of said Easement a distance of 1518.15 feet;

Thence South 00°04'56" West 623.60 feet to a point on the Northerly line of the Beall Pipe and Tank property;

Thence North 87°01'13" East 509.64 feet;

Thence North 63°41'39" East 26.32 feet;

Thence North 31°01'39" East 28.39 feet;

Thence South 58°58'21" East 28.50 feet;

Thence South 31°01'39" West 34.33 feet to the beginning of a 337.50 foot radius non-tangent curve to the right;

Thence along the arc of said Curve a distance of 97.19 feet through a central angle of 16°30' (the long chord of which bears South 66°30'21" East 96.86 feet);

Thence South 58°15'21" East 38.59 feet to the beginning of a 250.00 foot radius curve to the right;

Thence along the arc of said Curve 119.99 feet through a central angle of 27°30' (the long chord of which bears South 44°30'21" East 118.84 feet);

Thence South 30°45'21" East 35.58 feet;

Thence South 26°18'21" East 900.13 feet to the most Easterly corner of said Beall Pipe and Tank property;

Thence South 65°55'19" West 777.00 feet to the most Southerly corner of said Beall property;

Thence South 00°07' West 52.32 feet;

International Terminals, Parcel 'B'
March 30, 1979
Page 5

Thence South 89°53' East 1166.33 feet to the beginning of a 485.00 foot radius curve to the left;

Thence along the arc of said curve 239.16 feet through a central angle of 28°15'10" (the long chord of which bears North 75°59'25" East 236.74 feet);

Thence North 61°51'50" East 269.91 feet to the True Point of Beginning.

EXCEPTING THEREFROM the following 9.5087± acre parcel of land (Tax Lot 33) recorded in Book 1408, Page 125, Deed Records for Multnomah County, Oregon, being more particularly described as follows:

Commencing at the Southwest corner of the Gatton D.L.C.;

Thence North 59°29'35" East along the Southerly line of said D.L.C. a distance of 570.52 feet;

Thence North 00°07'45" East a distance of 1827.50 feet to the True Point of Beginning of the hereinafter described parcel of land;

Thence North 89°55'04" West a distance of 1403.15 feet;

Thence North 00°06'41" East a distance of 313.53 feet;

Thence South 89°55'04" East a distance of 1075.20 feet;

Thence South 65°06'14" East a distance of 361.13 feet;

Thence South 00°04'56" East a distance of 160.97 feet to the True Point of Beginning.

Said Parcel 'B' containing therein an area of 145.9489 acres, more or less.

SCHN00163265



FIRST NATIONAL BANK OF OREGON

REAL ESTATE LOAN DIVISION, 1300 S.W. FIFTH AVENUE, P.O. BOX 3131, PORTLAND, OREGON 97208

August 28, 1979

Mr. H. Blair Bernson
General Counsel
Schnitzer Investment Corp.
3200 N. W. Yeon Avenue
Portland, Oregon 97210

Dear Mr. Bernson:

International Terminals

Enclosed is our Partial Release of Mortgage requested in your letter dated August 7, 1979. The entire parcel has been released with the exception of the additional 30 foot strip as you suggested.

Sincerely,

Vivian Firneisz
Assistant Cashier
Income Properties T-7

VMF
Encl.
cc: Ken Bostwick

Book + Page

*Transmitted
W.M. Baldern*

SCHN00163267

This partition was recorded at
Book 1358, Page 1335, Multnomah County
Deed Records, on June 11, 1979.

[illegible]

SCHN00163291

Jim Weddle & Associates

PROFESSIONAL LAND SURVEYORS

1750 S. W. Skyline Blvd. Suite 10
Portland, Oregon 97221

Telephone
292-8083

LEGAL DESCRIPTION
International Terminals

March 23, 1979
File No. 78-832

PARCEL 'A'

Description of a tract of land located in Section 35, Township 2 North, Range 1 West of the Willamette Meridian, Multnomah County, Oregon, described as follows:

Commencing at the intersection of the Westerly extension of the South line of said Section 35 with the Easterly harborline of the Willamette River;

Thence North $25^{\circ}53'30''$ West along said Harborline 253.93 feet to the True Point of Beginning of the hereinafter described tract of land;

Thence South $88^{\circ}08'52''$ East 1388.01 feet;

Thence South $89^{\circ}53'$ East parallel with the South line of said Section 35, 1904.74 feet;

Thence North $61^{\circ}51'50''$ East 396.75 feet to a point on the Westerly right-of-way line of N. Burgard Road;

Thence North $22^{\circ}47'26''$ West along said Right-of-way line 30.13 feet;

Thence South $61^{\circ}51'50''$ West 269.91 feet to the beginning of a 485.00 foot radius curve to the right;

Thence along the arc of said Curve a distance of 239.16 feet through a central angle of $28^{\circ}15'10''$ (the long chord of which bears South $75^{\circ}59'25''$ West 236.74 feet);

Thence North $89^{\circ}53'$ West 1166.33 feet;

Thence North $00^{\circ}07'$ East 52.32 feet to the most Southerly corner of the Beall Pipe and Tank property;

Thence along the arc of a 332.50 foot radius curve to the right a distance of 151.00 feet through a central angle of $26^{\circ}01'12''$ (the long chord of which bears North $57^{\circ}36'59''$ West 149.71 feet);

Thence along the arc of a 286.00 foot radius curve to the right a distance of 91.35 feet through a central angle of $18^{\circ}18'02''$ (the long chord of which bears North $35^{\circ}27'22''$ West 90.96 feet);

SCHN00163292

International Terminals, Parcel 'A'
March 23, 1979
Page 2

Thence North 26°18'21" West 1013.20 feet to the Northwest corner of said Beall property;

Thence North 87°01'13" East along the Northerly line of said Beall property 262.60 feet;

Thence leaving said Northerly line, North 00°04'56" East 623.60 feet;

Thence North 89°55'04" West 1518.15 feet;

Thence South 00°06'41" West 38.64 feet;

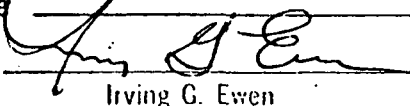
Thence North 89°55'04" West 921.06 feet to a point on the Easterly harborline of the Willamette River;

Thence South 23°39'54" East along said Harborline 362.89 feet to Harborline Point #17;

Thence South 25°53'30" East along said Harborline 1747.52 feet to the True Point of Beginning.

Containing 92.7403 acres more or less.

APPROVED MAJOR PARTITION

EXEMPT MINOR PARTITION	
(Under Mult Co Ord #174)	
06 JUN 1979	
data	
by	Irving G. Ewen
Land Development Section	
MULT CO ENVIRON SERVICES	

REF: Case Number LD 31-79

SCHN00163293

Jim Weddle & Associates

PROFESSIONAL LAND SURVEYORS

1750 S. W. Skyline Blvd. Suite 10
Portland, Oregon 97221

Telephone
292-8083

LEGAL DESCRIPTION
International Terminals

March 23, 1979
File No. 78-832

PARCEL 'B'

Description of a tract of land located in Section 35, Township 2 North, Range 1 West of the Willamette Meridian, Multnomah County, Oregon, described as follows:

Commencing at the intersection of the Westerly extension of the South line of said Section 35 with the Easterly harborline of the Willamette River;

Thence North 25°53'30" West along said Harborline 253.93 feet;

Thence South 88°08'52" East 1388.01 feet;

Thence South 89°53' East parallel to the Southerly line of said Section 35, 1904.74 feet;

Thence North 61°51'50" East 396.75 feet to a point on the Westerly right-of-way line of N. Burgard Road;

Thence North 22°47'26" West along said Right-of-way line 30.13 feet to the True Point of Beginning of the hereinafter described tract of land;

Thence continuing North 22°47'26" West along said Right-of-way line a distance of 331.92 feet to the beginning of a 543.00 foot radius curve to the left;

Thence along the arc of said Curve along the Westerly right-of-way line of N. Sever Road a distance of 60.65 feet to the termination of said Curve;

Thence North 29°11'53" West 117.88 feet;

Thence South 60°48'47" West 55.00 feet;

Thence North 29°11'53" West 314.62 feet to the beginning of a 273.10 foot radius curve to the left;

Thence along the arc of said Curve a distance of 46.11 feet through a central angle of 9°40'25";

Thence North 51°07'42" East 25.00 feet to a point on the arc of a 298.10 foot radius curve;

SCHN00163294

Thence Northwesterly along the arc of said Curve to the Southeast corner of a parcel of land described in Book 1046, Page 826;

Thence in a Westerly direction 576.60 feet more or less to an angle point in the Southerly line of a parcel of land recorded in Book 2122, Page 235;

Thence Southwesterly 10.26 feet more or less to the Southwest corner of the aforesaid parcel;

Thence Northerly along the Westerly line of the aforesaid parcel 118.01 feet more or less to the Northwesterly corner thereof;

Thence Easterly along the Northerly line of said Parcel 256.82 feet more or less to the Northeasterly corner thereof;

Thence Southerly along the Easterly line of said Parcel 4.03 feet more or less to the Northwesterly corner of a parcel of land described in Book 1958, Page 672;

Thence Easterly along the Northerly line and the Easterly extension thereof 117.53 feet more or less to the Southwesterly corner of N. Sever Road;

Thence North $00^{\circ}05'07''$ East along the West line of said Road 70.00 feet to the Northwesterly corner thereof;

Thence Easterly along the arc of a 388.10 foot radius curve to the right a distance of 91.10 feet through a central angle of $13^{\circ}26'57''$;

Thence radial to said Curve a distance of 10.00 feet to a point on the arc of a 398.10 foot radius curve;

Thence Southeasterly along the arc of said Curve a distance of 245.01 feet through a central angle of $35^{\circ}15'44''$ to its intersection with the Westerly right-of-way line of N. Burgard Road;

Thence North $22^{\circ}47'26''$ West along said Right-of-way line a distance of 101.10 feet to the beginning of a 507.50 foot radius curve to the right;

Thence along the arc of said Curve a distance of 617.87 feet through a central angle of $69^{\circ}45'22''$ (the long chord of which bears North $12^{\circ}05'15''$ East 580.41 feet) to the Southwest corner of the P.G.E. tracts described in Book 585, Page 347;

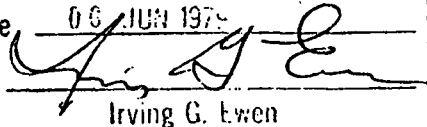
Thence North $15^{\circ}22'34''$ West 399.98 feet;

APPROVED MAJOR PARTITION

~~EXEMPT MINOR PARTITION~~
(Under Mult Co Ord #174)

date 06 JUN 1979

by


Irving G. Ewen

Land Development Section
MULT CO ENVIRON SERVICES

Case Number LE-21-79

SCHN00163295

Thence North 28°52'39" West 125.15 feet;

Thence South 88°05'44" East 26.50 feet;

Thence North 17°29'34" West 361.95 feet to the beginning of a 881.50 foot radius curve to the right;

Thence along the arc of said Curve 351.76 feet through a central angle of 22°51'50" (the long chord of which bears North 6°03'39" West 349.43 feet);

Thence North 5°22'16" East 43.17 feet;

Thence North 15°15'26" East 118.36 feet to the beginning of a 197.60 foot radius curve to the left;

Thence along the arc of said Curve 330.74 feet through a central angle of 95°54' (the long chord of which bears North 32°41'34" West 293.46 feet);

Thence North 80°38'34" West 68.12 feet;

Thence South 9°21'26" West 10.00 feet;

Thence North 80°38'34" West 1734.46 feet;

Thence South 00°04'56" West 770.19 feet;

Thence North 89°55'04" West 896.35 feet to the Northeast corner of a parcel of land described in Book 1703, Page 450;

Thence South 00°02'56" West 417.75 feet to the Southeast corner thereof;

Thence North 89°55'04" West 614.58 feet to the Southwest corner of a parcel described in Book 1625, Page 497;

Thence North 00°02'56" East 188.50 feet;

Thence North 89°55'04" West 26.10 feet;

Thence North 00°02'56" East 229.39 feet to the Northwest corner of said Parcel described in Book 1625, Page 497;

Thence North 89°55'04" West 922.42 feet to a point on the Easterly harborline of the Willamette River;

Thence South 23°39'54" East 950.54 feet;

Thence South 89°55'04" East 921.06 feet;

Thence North 00°06'41" East 38.64 feet to the Southwest corner of a 40.00 foot easement described in Book 1408, Page 125;

Thence South 89°55'04" East along the Southerly line of said Easement a distance of 1518.15 feet;

Thence South 00°04'56" West 623.60 feet to a point on the Northerly line of the Beall Pipe and Tank property;

Thence North 87°01'13" East 509.64 feet;

Thence North 63°41'39" East 26.32 feet;

Thence North 31°01'39" East 28.39 feet;

Thence South 58°58'21" East 28.50 feet;

Thence South 31°01'39" West 34.33 feet to the beginning of a 337.50 foot radius non-tangent curve to the right;

Thence along the arc of said Curve a distance of 97.19 feet through a central angle of 16°30' (the long chord of which bears South 66°30'21" East 96.86 feet);

Thence South 58°15'21" East 38.59 feet to the beginning of a 250.00 foot radius curve to the right;

Thence along the arc of said Curve 119.99 feet through a central angle of 27°30' (the long chord of which bears South 44°30'21" East 118.84 feet);

Thence South 30°45'21" East 35.58 feet;

Thence South 26°18'21" East 900.13 feet;

Thence South 65°55'19" West 777.00 feet to the most Southerly corner of said Beall property;

Thence South 00°07' West 52.32 feet;

Thence South 89°53' East 1166.33 feet to the beginning of a 485.00 foot radius curve to the left;

Thence along the arc of said curve 239.16 feet through a central angle of 28°15'10" (the long chord of which bears North 79°59'25" East 236.74 feet);

Thence North 61°51'50" East 269.91 feet to the True Point of Beginning.

Containing 146 acres more or less.

KNOW ALL MEN BY THESE PRESENTS, That (b) (6)
 (b) (6) his wife, Grantors in consideration of TEN AND NO/100 Dollars, and other good and valuable consideration to them paid by CALIFORNIA CONTAINER CORPORATION, a Delaware corporation, Grantee do hereby grant, bargain, sell and convey unto the said Grantee, its successors and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Multnomah and State of Oregon, bounded and described as follows, to wit:

A tract of land lying in Section 35, Township 2 North of Range 1 West of the Willamette Meridian in the County of Multnomah and State of Oregon, described as follows: Beginning at a point known as the Southwest corner of William Catton Donation Land Claim and Northwest corner of J. L. Loomis Donation Land Claim marked by a brass screw in 2 inch galvanized pipe; running thence North $59^{\circ} 29' 35''$ East 570.52 feet to a point; thence North $0^{\circ} 31' 3''$ East 1826.10 feet to a point marked by a galvanized iron boat spike in pavement which is the true point of beginning; thence North $89^{\circ} 56' 57''$ West 1403.15 feet to a point; thence North $0^{\circ} 41' 48''$ East 113.53 feet to a point; thence South $89^{\circ} 56' 57''$ East 1075.20 feet to a point; thence South $65^{\circ} 7' 40''$ East 361.13 feet to a point; thence South $0^{\circ} 31' 3''$ West 161.70 feet to the true point of beginning; TOGETHER WITH a right of way for ingress and egress granted over a 60 foot roadway, running East and West North of and adjoining the North boundary line of above property, and a 40 foot roadway, running East and West, South of and adjoining the South boundary line. These roadways run the full length of the respective property lines. The North roadway then extends East, with a width of 40 feet, for a distance of 155 feet from the most Northerly Northeast corner of the property, thence on a curve to the right having an inside radius of 160 feet, a distance of 159.0 feet to a point; thence South $39^{\circ} 27'$ East a distance of 460 feet to a point to the junction with the center line of South roadway; the South roadway, with a width of 40 feet extends East 115 feet, thence on a curve to the right, having an inside radius of 160 feet, a distance of 158.7 feet to the point which is the junction with the center line of the North roadway; thence continuing on a curve to the right, with an inside radius of 160 feet, a distance of 67.5 feet to a point; thence South 18° East a distance of 275 feet; thence on a curve to the left, with an inside radius of 100 feet a distance of 150.8 feet; thence East 57 feet to a point, which point is the Easterly terminus of said 40 foot roadway; ALSO an easement 50 feet in width being 25 feet on each side of the center line, described as follows: Beginning at the center line of said Easterly terminus of said 40 foot roadway, thence South 10.77 feet to a point, which is the true point of beginning of the center line of said 50 foot roadway; thence South 59° East a distance of 687 feet to a point; thence on a curve to the left, having a radius of 175 feet, a distance of 97.5 feet to a point; thence South 89° East a distance of 448 feet to a point 15 feet Southerly of the center line of North Sever Road; ALSO a roadway over that certain triangular tract of land

Received 6/11/79
 From J. Wedd Co. - OAR
 SCHN00163298

1408-126
lying between the line Southerly of said 40 foot roadway and the Southerly line of said 50 foot roadway if said Southerly line of said 50 foot roadway were extended Northwesterly to intersect the Southerly line of said 40 foot roadway; ALSO an easement for roadway purposes over and across a strip of land 30 feet in width west of and adjoining the west line of the property first described and between the Westerly prolongation of the North and South lines thereof; all as set forth on Survey Plat No. 31737 dated April 28, 1950, prepared by Lawrence Supove, registered professional engineer, copy of which is attached hereto and made a part hereof.

ALSO an easement for ingress and egress over all roadways presently located upon, over and across the premises described in the deed from Oregon Shipbuilding Corporation, a Delaware corporation, to Surplus Properties Corporation, a Washington corporation, dated May 22, 1950 and recorded May 23, 1950 in PsDeed Book 1405, page 549, Multnomah County, Oregon and in the deed from United States of America to Surplus Properties Corporation, a Washington corporation dated March 10, 1950 and recorded May 23, 1950 in PsDeed Book 1405, page 539, Multnomah County, Oregon; and an easement for the use of all existing water, sewer and other utilities presently located in, or on the premises described in the deeds to Surplus Properties Corporation above referred as may be required for the proper operation of the premises granted hereunder;

TO HAVE AND TO HOLD the above described and granted premises unto the said Grantee, its successors and assigns forever.

And the Grantors do covenant that they are lawfully seized in fee simple of the above granted premises free from all incumbrances, save and except the following:

1. Right of way for railroad track reserved by deed recorded February 11, 1941 in PsDeed Book 588 at page 508;
2. Restrictions contained in deed recorded May 25, 1938 in PsDeed Book 450 at page 56;
3. Conditions and restrictions contained in deed recorded February 11, 1941 in PsDeed Book 588 at page 500;
4. Easement for road purposes created by instrument recorded December 11, 1943 in PsDeed Book 800 at page 225;
5. Easement for distribution of electric power from Louis Dullen and Ann Dullen, his wife, to Portland General Electric Company, an Oregon corporation, dated May 26, 1950 and recorded May 29, 1950 in office of the County Clerk, Multnomah County, Oregon;

and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and

demands of all persons whomsoever.

Witness our hands and seals this 1st day of June 1950.

(b) (6)

STATE OF WASHINGTON)
COUNTY OF KING) ss.

I, the undersigned, a Notary Public in and for the said State, do hereby certify that on this 1st day of June, 1950, personally appeared before me (b) (6) husband and wife, to me known to be the individuals described in and who executed the within instrument and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Henry Hoffmann
Notary Public in and for the State
of Washington, residing at Seattle.

34650



MULTNOMAH COUNTY OREGON

ENVIRONMENTAL SERVICES/PERMIT SECTION
2115 SE MORRISON STREET
PORTLAND, OREGON 97214

Inspection	15031 248-3672	Sewage	248-3672
Building	248-3647	Nuisance Control	248-3582
Plumbing	248-3668	Right of Way Use	248-3582



WILLIAM M. ELLIOTT
WATER UTILITY ENGINEER

PORTLAND WATER BUREAU

1800 S.W. 6TH AVENUE
PORTLAND, OREGON 97201
(503) 248-5313 OR 248-4408

Water Availability

INTERNATIONAL TERMINALS ON N. BUREAU RD.,
ADDRESS: PARCELS "A" & "B" SEE ATTACHED MAP
LEGAL DESCRIPTION: S.E. 1/4 SEC. 35 T.2N. R.1W.

WATER SUPPLY:

To Be Filled
in By Water District

X to be constructed
on this property can be served with water at an average pressure
of 104 PSI. The effect of the additional proposed
use on the volume and pressure in this area of the district is
unknown. The developer shall pay all costs of installing water
mains, service connections, appurtenances and any other
service changes required by the construction.

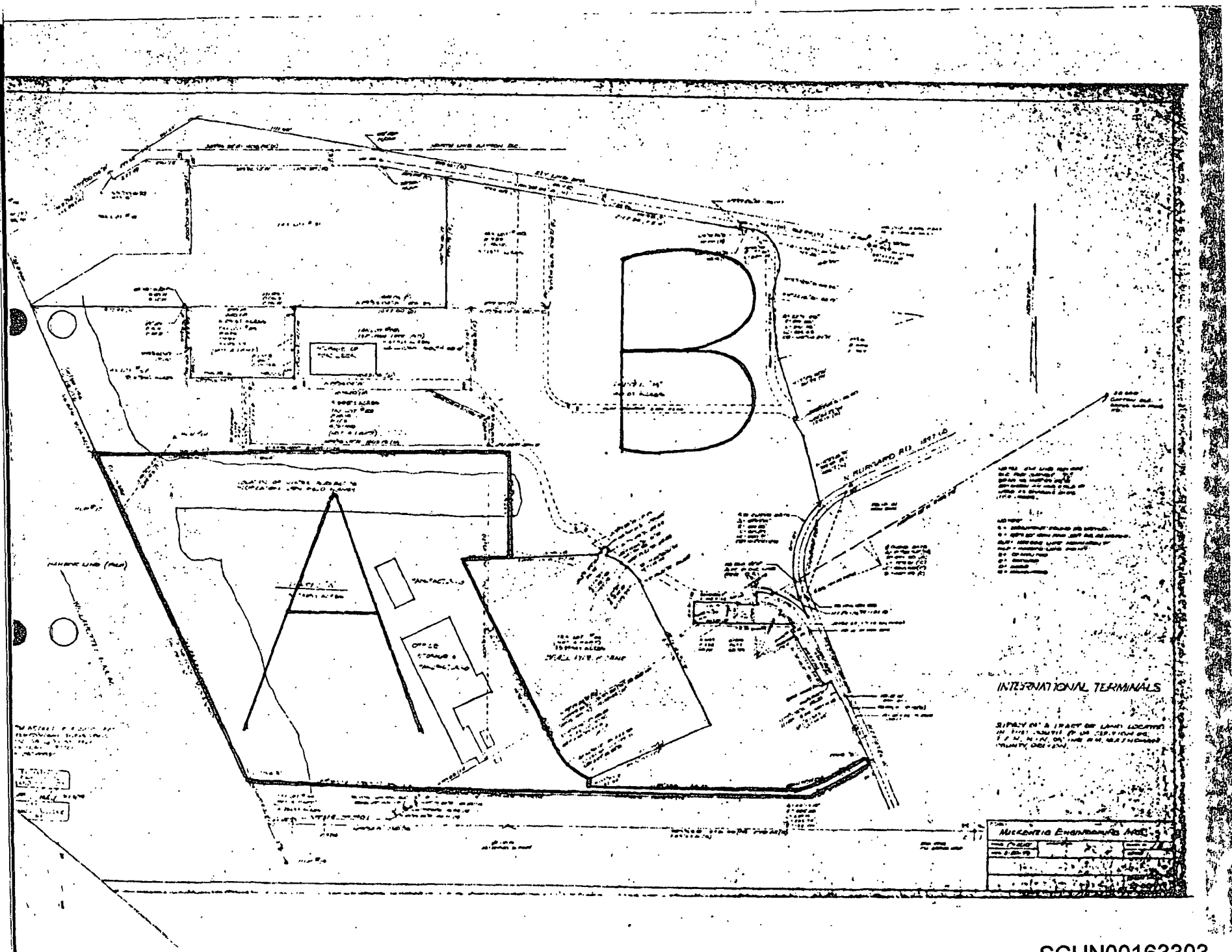
The district makes no warranty, representation or guarantee
concerning the volume of water of the water pressure which
the district can deliver to user, nor does the district warrant
that the water pressure and volume are sufficient for user's
requirements for fire suppression.

*X future construction not
known at this time.
Supply facilities available
to service foreseeable structure.*

By William M. Elliott

DATE: 5/25/79

SCHN00163302



SCHN00163303

TONKON, TORP & GALEN

LAW OFFICES

1010 PUBLIC SERVICE BUILDING
920 S.W. SIXTH AVENUE
PORTLAND, OREGON 97204

TELEPHONE 221-1440
AREA CODE 503

MOE M. TONKON
FREDERICK L. TORP
MORRIS J. GALEN
DON H. MARMADUKE
BRIAN G. BORTH
TERRY W. BAKER
KENNETH C. STEPHENS
MICHAEL V. MORGAN
JON W. D'EL
WILLIAM E. WATSON, JR.
JOHN E. FROHMAYER
BARBEE E. LION
JOSEPH E. GEORIL
GORDON T. DAREY, JR.
OWEN D. BLANK
JOHN H. ROSENFIELD
RONALD L. GREENMAN
CAROL C. DEY
MICHAEL R. EDWARD

May 11, 1979

City Engineer
Public Works Department
City of Portland
400 S. W. Sixth Avenue
Portland, Oregon 97204

Re: Schnitzer Investment Corp. --
International Terminals

Dear Sir:

We represent Schnitzer Investment Corp. By agreement dated January 23, 1978, our client entered into a contract with the City of Portland for sanitary sewage disposal with respect to its property at International Terminals on North Burgard Road.

Our client is in the process of applying to Multnomah County for minor partition of its property for financing purposes. No sale is involved. In that connection, Multnomah County has requested confirmation that connection with the public sewer system is available to both lots which will be created by the minor partition. I am enclosing a copy of the map depicting the proposed partition and have attached thereto a statement confirming the availability of a public sewer. I would appreciate you signing the statement and returning it to me as soon as possible.

Very truly yours,



Owen D. Blank

ODB:sef

Enclosures

SCHN00163304

This will confirm that connection to a public sewer system is available to parcels A and B depicted on the map attached hereto.

Dated this 24 day of May, 1979.

CITY OF PORTLAND
DEPARTMENT OF PUBLIC WORKS

By: William G. Korman

SCHN00163305

file

TONKON, TORP & GALEN

LAW OFFICES

1010 PUBLIC SERVICE BUILDING
920 S.W. SIXTH AVENUE
PORTLAND, OREGON 97204

TELEPHONE 221-1440
AREA CODE 503

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JON W. NICKEL
WILLIAM F. MARTSON, JR.
JOHN E. FROMMAYER
BARBEE B. LYON
JOSEPH S. VOBORIL
GORDON T. CAREY, JR.
OWEN D. BLANK
JOHN H. ROSENFELD
RONALD L. GREENMAN
CAROL O. DEY
MICHAEL R. HOWARD

May 29, 1979

HAND DELIVERED

Mr. Larry Epstein
Senior Planner
Department of Environmental Services
Multnomah County, Oregon
2115 S. E. Morrison
Portland, Oregon 97214

Re: LD 31-79

Site Location: 12005 North Burgard Road

Dear Mr. Epstein:

I am enclosing documentation from the City of Portland which satisfies the conditions set forth in your letter of May 10, 1979, pertaining to sewer and water availability. Based on our previous conversations and correspondence, I understand that you have all of the documentation required, and that the map previously submitted by the applicant is acceptable. Therefore, I assume you will now proceed with issuing final approval for the partition, and recording the appropriate documents. However, if anything further is required from the applicant, please contact me immediately.

We are anxious to have the partition approved and recorded on or before June 1, 1979. Please let me know if this will be impossible. Thank you for your continuing cooperation. I also appreciate the assistance I have received from Mr. Ewen regarding this application.

Very truly yours,

OWEN D. BLANK

Owen D. Blank

ODB:sef

Enclosures

✓cc: Mr. H. Blair Bernson

SCHN00163307

TONKON, TORP & GALEN

LAW OFFICES

1010 PUBLIC SERVICE BUILDING

920 S.W. SIXTH AVENUE

PORTLAND, OREGON 97204

TELEPHONE 221-1440
AREA CODE 503

MOE H. TONKON
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KENNETH D. STEPHENS
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BARBEE B. LYON
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GORDON T. CAREY, JR.
OWEN D. BLANK
JOHN H. ROSENFELD
RONALD L. GREENMAN
CAROL O. DEY
MICHAEL R. HOWARD

May 11, 1979

Mr. Larry Epstein
Senior Planner
Department of Environmental Services
Multnomah County, Oregon
2115 S. E. Morrison
Portland, Oregon 97214

Re: LD 31-79

Site Location: 12005 North Burgard Road

Dear Mr. Epstein:

This letter will confirm our phone conversation of this date pertaining to your May 10, 1979 Tentative Plan Decision. You indicated that you thought the map we already submitted complies with condition 1. Please let me know as soon as possible if any additional details need to be shown on the map. With respect to condition 2, you indicated that storm water disposal plans would only be required in connection with any new building, and that it was not necessary to develop such facilities until such time.

You also agreed that in paragraph 1.c. of the Findings, the word "residential" should be changed to the word "industrial". I am in the process of obtaining written confirmation from the City of Portland to satisfy conditions 6 and 7. As soon as I have received these confirmations, I will forward them to you.

Thank you for your cooperation.

Very truly yours,

OWEN D. BLANK

Owen D. Blank

ODB:sef

✓cc: Mr. H. Blair Bernson

SCHN00163309

TONKON, TORP & GALEN

LAW OFFICES

1010 PUBLIC SERVICE BUILDING
920 S.W. SIXTH AVENUE
PORTLAND, OREGON 97204

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AREA CODE 503

MOE M. TONKON
FREDERICK H. TORP
MORRIS J. GALEN
DON H. MARMADUKE
BRIAN G. BOOTH
TERRY W. BAKER
KENNETH D. STEPHENS
MICHAEL M. MORGAN
JON W. NICKEL
WILLIAM F. MARTSON, JR.
JOHN E. FROHNMAYER
BARBEE B. LYON
JOSEPH S. VOBORIL
GORDON T. CAREY, JR.
OWEN D. BLANK
JOHN H. ROSENFELD
RONALD L. GREENMAN
CAROL O. DEY
MICHAEL R. HOWARD

May 11, 1979

~~Water Bureau
City of Portland
1800 S. W. Sixth Avenue
Portland, Oregon 97201~~

Re: Schnitzer Investment Corp. --
International Terminals

Ladies and Gentlemen:

We represent Schnitzer Investment Corp. By agreement dated April 15, 1974, our client entered into a contract with the City of Portland for supplying water with respect to its property at International Terminals on North Burgard Road.

Our client is in the process of applying to Multnomah County for minor partition of its property for financing purposes. No sale is involved. Multnomah County has requested confirmation that public water is available to both lots which will be created by the minor partition. I am enclosing a copy of the map depicting the proposed partition and have attached thereto a statement confirming the availability of public water. I would appreciate you signing the statement and returning it to me as soon as possible.

Very truly yours,

OWEN D. BLANK

Owen D. Blank

ODB:sef

Enclosures

✓ bcc: Mr. H. Blair Bernson

SCHN00163310

TONKON, TORP & GALEN

LAW OFFICES

1010 PUBLIC SERVICE BUILDING
920 S.W. SIXTH AVENUE
PORTLAND, OREGON 97204

TELEPHONE 221-1440
AREA CODE 503

MOE M. TONKON
FREDERICK H. TORP
MORRIS J. GALEN
DON H. MARMADUKE
BRIAN G. BOOTH
TERRY W. BAKER
KENNETH D. STEPHENS
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GORDON T. CAREY, JR.
OWEN D. BLANK
JOHN H. ROSENFELD
RONALD L. GREENMAN
CAROL O. DEY
MICHAEL R. HOWARD

May 11, 1979

~~City Engineer~~
~~Public Works Department~~
~~City of Portland~~
~~400 S. W. Sixth Avenue~~
~~Portland, Oregon 97204~~

Re: Schnitzer Investment Corp. --
International Terminals

Dear Sir:

We represent Schnitzer Investment Corp. By agreement dated January 23, 1978, our client entered into a contract with the City of Portland for sanitary sewage disposal with respect to its property at International Terminals on North Burgard Road.

Our client is in the process of applying to Multnomah County for minor partition of its property for financing purposes. No sale is involved. In that connection, Multnomah County has requested confirmation that connection with the public sewer system is available to both lots which will be created by the minor partition. I am enclosing a copy of the map depicting the proposed partition and have attached thereto a statement confirming the availability of a public sewer. I would appreciate you signing the statement and returning it to me as soon as possible.

Very truly yours,

OWEN D. BLANK

Owen D. Blank

ODB:sef

Enclosures

✓cc: Mr. H. Blair Bernson

SCHN00163311



MULTNOMAH COUNTY OREGON

DIVISION OF PLANNING AND DEVELOPMENT
2115 S.E. MORRISON
PORTLAND, OREGON 97214
(503) 248-3591

RECEIVED

MAY 14 1979

COUNTY COMMISSIONERS
DON CLARK, Chairman
DAN MOSEE
EARL BLUMENAUER
DENNIS BUCHANAN
GLADYS MCCOY

~~TONKON, TORP & GALEN~~

May 10, 1979

Owen D. Blank
1010 Public Service Building
Portland, Oregon 97204

RE: LD 31-79

SITE LOCATION: 12005 N. Burgard Road

LEGAL DESCRIPTION: A tract of land described by metes and bounds
in the south 1/2 of Section 35, T 2N - R1W, WM, Multnomah County.

TYPE III Land Division Tentative Plan Decision

The tentative plan for the Type III Land Division, a minor partitioning with an accessway as a means of access to one of the lots created, is hereby APPROVED in accordance with the provisions of Subsections 1.353 to 1.354 of Ordinance No. 174.

CONDITIONS OF APPROVAL

1. Record a final plat within one year which will be in substantial conformance with the tentative plan submitted with the application filed April 2, 1979, any recommended modifications, and the applicable standards of Ordinance No. 100, and show the following on the face of the plat:
 - A. All lot dimensions and areas, including the accessway;
 - B. All easements for access and utilities.
2. Meet the requirements of Engineering Services, which are:
 - A. That no surface water run-off from either of the parcels created will be disposed of onto N. Sever Road or N. Burgard Road;
 - B. Provide for storm water disposal in accordance with a plan approved by Engineering Services.

FOR YOUR INFORMATION
TONKON, TORP & GALEN
OWEN D. BLANK
BY _____

Type III Land Division

Conditions, Continued

3. The accessway shall be improved to the following standards at a minimum (i.e., they may be exceeded):
 - A. Two-inch thickness of asphaltic concrete paving, 20-feet in width, on a seven inch gravel (or crushed rock) base with poured-in-place concrete curbs on all sides.
 - B. Underground utilities may be placed within the accessway unless there is a preference to use an easement adjacent to the paving or there are pre-existing easements which are suitable for this purpose.
 - C. Install adequate street lighting.
4. The above stated improvements under item '3' above are to be made prior to sale or conveyance of proposed parcel 'A'.
5. Site development plans shall be reviewed by Land Development Section Staff prior to the issuance of building permits to assure adequate access, parking, siting, landscaping, and design.
6. Provide a written commitment from the City of Portland Water Bureau certifying that the two lots can be served with public water in adequate amounts and pressure. Endorsement of the final plat will be contingent upon this requirement being met.
7. The Sanitation Section requires connection to a public sewer for these lots.
 - A. Certification that connection to a public sewer is available to both lots shall be filed with the Land Development Section prior to endorsement of the final plat.
8. Meet any other applicable "General Standards and requirements" as contained in Sections 1.401 through 1.455 of Ordinance No. 174.

FINDINGS. The Tentative Plan as presented or as modified by the approval conditions:

1. Complies with applicable Comprehensive Plan policies in that:
 - a. the area is urban,
 - b. there are no known hazards to development,
 - c. the area and proposed use are residential,
 - d. access satisfies County standards, and
 - e. water supply, the method of sewage disposal, the method of storm water disposal and the availability of other utilities are adequate.
2. Satisfies applicable Statewide Planning Goals in that the above Comprehensive Plan elements are met.

3. Is in an Urban Area as designated by the Regional Plan adopted under ORS 197.
4. Complies with the applicable standards and requirements of the Zoning Ordinance.

CONCLUSIONS

The Criteria for tentative plan approval, specified in Subsection 1.354 of Ordinance No. 174 have been satisfied, subject to the approval conditions stated.

NOTICE: This decision may be appealed within ten days, under the provisions of Subsection 1.354(c) of Ordinance No. 174. For information on appeal procedure, contact Land Development Section, 2115 S.E. Morrison Street / 248-3043

MULTNOMAH COUNTY, OREGON
DEPARTMENT OF ENVIRONMENTAL SERVICES

Larry Epstein
by Larry Epstein, Senior Planner

For Director, Planning and Development

Filed with the Director,
Department of Environmental Services

May 10, 19 *72*
(DATE)

PROFESSIONAL LAND SURVEYORS

1750 S. W. Skyline Blvd. Suite 10
Portland, Oregon 97221

Telephone
292-8083

LEGAL DESCRIPTION
International Terminals

March 23, 1979
File No. 78-832

PARCEL 'A'

Description of a tract of land located in Section 35, Township 2 North, Range 1 West of the Willamette Meridian, Multnomah County, Oregon, described as follows:

Commencing at the intersection of the Westerly extension of the South line of said Section 35 with the Easterly harborline of the Willamette River;

Thence North $25^{\circ}53'30''$ West along said Harborline 253.93 feet to the True Point of Beginning of the hereinafter described tract of land;

Thence South $88^{\circ}08'52''$ East 1388.01 feet;

Thence South $89^{\circ}53'$ East parallel with the South line of said Section 35, 1904.74 feet;

Thence North $61^{\circ}51'50''$ East 396.75 feet to a point on the Westerly right-of-way line of N. Burgard Road;

Thence North $22^{\circ}47'26''$ West along said Right-of-way line 30.13 feet;

Thence South $61^{\circ}51'50''$ West 269.91 feet to the beginning of a 485.00 foot radius curve to the right;

Thence along the arc of said Curve a distance of 239.16 feet through a central angle of $28^{\circ}15'10''$ (the long chord of which bears South $75^{\circ}59'25''$ West 236.74 feet);

Thence North $89^{\circ}53'$ West 1166.33 feet;

Thence North $00^{\circ}07'$ East 52.32 feet to the most Southerly corner of the Beall Pipe and Tank property;

Thence along the arc of a 332.50 foot radius curve to the right a distance of 151.00 feet through a central angle of $26^{\circ}01'12''$ (the long chord of which bears North $57^{\circ}36'59''$ West 149.71 feet);

Thence along the arc of a 286.00 foot radius curve to the right a distance of 91.35 feet through a central angle of $18^{\circ}18'02''$ (the long chord of which bears North $35^{\circ}27'22''$ West 90.96 feet);

SCHN00163321

Thence North 26°18'21" West 1013.20 feet to the Northwest corner of said Beall property;

Thence North 87°01'13" East along the Northerly line of said Beall property 262.60 feet;

Thence leaving said Northerly line, North 00°04'56" East 623.60 feet;

Thence North 89°55'04" West 1518.15 feet;

Thence South 00°06'41" West 38.64 feet;

Thence North 89°55'04" West 921.06 feet to a point on the Easterly harborline of the Willamette River;

Thence South 23°39'54" East along said Harborline 362.89 feet to Harborline Point #17;

Thence South 25°53'30" East along said Harborline 1747.52 feet to the True Point of Beginning.

Containing 92.7403 acres more or less.

PROFESSIONAL LAND SURVEYORS

1750 S. W. Skyline Blvd. Suite 10
Portland, Oregon 97221

Telephone
292-8083

LEGAL DESCRIPTION
International Terminals

March 23, 1979
File No. 78-832

PARCEL 'B'

Description of a tract of land located in Section 35, Township 2 North, Range 1 West of the Willamette Meridian, Multnomah County, Oregon, described as follows:

Commencing at the intersection of the Westerly extension of the South line of said Section 35 with the Easterly harborline of the Willamette River;

Thence North $25^{\circ}53'30''$ West along said Harborline 253.93 feet;

Thence South $88^{\circ}08'52''$ East 1388.01 feet;

Thence South $89^{\circ}53'$ East parallel to the Southerly line of said Section 35, 1904.74 feet;

Thence North $61^{\circ}51'50''$ East 396.75 feet to a point on the Westerly right-of-way line of N. Burgard Road;

Thence North $22^{\circ}47'26''$ West along said Right-of-way line 30.13 feet to the True Point of Beginning of the hereinafter described tract of land;

Thence continuing North $22^{\circ}47'26''$ West along said Right-of-way line a distance of 331.92 feet to the beginning of a 543.00 foot radius curve to the left;

Thence along the arc of said Curve along the Westerly right-of-way line of N. Sever Road a distance of 60.65 feet to the termination of said Curve;

Thence North $29^{\circ}11'53''$ West 117.88 feet;

Thence South $60^{\circ}48'47''$ West 55.00 feet;

Thence North $29^{\circ}11'53''$ West 314.62 feet to the beginning of a 273.10 foot radius curve to the left;

Thence along the arc of said Curve a distance of 46.11 feet through a central angle of $9^{\circ}40'25''$;

Thence North $51^{\circ}07'42''$ East 25.00 feet to a point on the arc of a 298.10 foot radius curve;

SCHN00163323

March 23, 1979

Page 2

Thence Northwesterly along the arc of said Curve to the Southeast corner of a parcel of land described in Book 1046, Page 826;

Thence in a Westerly direction 576.60 feet more or less to an angle point in the Southerly line of a parcel of land recorded in Book 2122, Page 235;

Thence Southwesterly 10.26 feet more or less to the Southwest corner of the aforesaid parcel;

Thence Northerly along the Westerly line of the aforesaid parcel 118.01 feet more or less to the Northwesterly corner thereof;

Thence Easterly along the Northerly line of said Parcel 256.82 feet more or less to the Northeasterly corner thereof;

Thence Southerly along the Easterly line of said Parcel 4.03 feet more or less to the Northwesterly corner of a parcel of land described in Book 1958, Page 672;

Thence Easterly along the Northerly line and the Easterly extension thereof 117.53 feet more or less to the Southwesterly corner of N. Sever Road;

Thence North $00^{\circ}05'07''$ East along the West line of said Road 70.00 feet to the Northwesterly corner thereof;

Thence Easterly along the arc of a 388.10 foot radius curve to the right a distance of 91.10 feet through a central angle of $13^{\circ}26'57''$;

Thence radial to said Curve a distance of 10.00 feet to a point on the arc of a 398.10 foot radius curve;

Thence Southeasterly along the arc of said Curve a distance of 245.01 feet through a central angle of $35^{\circ}15'44''$ to its intersection with the Westerly right-of-way line of N. Burgard Road;

Thence North $22^{\circ}47'26''$ West along said Right-of-way line a distance of 101.10 feet to the beginning of a 507.50 foot radius curve to the right;

Thence along the arc of said Curve a distance of 617.87 feet through a central angle of $69^{\circ}45'22''$ (the long chord of which bears North $12^{\circ}05'15''$ East 580.41 feet) to the Southwest corner of the P.G.E. tracts described in Book 585, Page 347;

Thence North $15^{\circ}22'34''$ West 399.98 feet;

SCHN00163324

Thence North 28°52'39" West 125.15 feet;

Thence South 88°05'44" East 26.50 feet;

Thence North 17°29'34" West 361.95 feet to the beginning of a 881.50 foot radius curve to the right;

Thence along the arc of said Curve 351.76 feet through a central angle of 22°51'50" (the long chord of which bears North 6°03'39" West 349.43 feet);

Thence North 5°22'16" East 43.17 feet;

Thence North 15°15'26" East 118.36 feet to the beginning of a 197.60 foot radius curve to the left;

Thence along the arc of said Curve 330.74 feet through a central angle of 95°54' (the long chord of which bears North 32°41'34" West 293.46 feet);

Thence North 80°38'34" West 68.12 feet;

Thence South 9°21'26" West 10.00 feet;

Thence North 80°38'34" West 1734.46 feet;

Thence South 00°04'56" West 770.19 feet;

Thence North 89°55'04" West 896.35 feet to the Northeast corner of a parcel of land described in Book 1703, Page 450;

Thence South 00°02'56" West 417.75 feet to the Southeast corner thereof;

Thence North 89°55'04" West 614.58 feet to the Southwest corner of a parcel described in Book 1625, Page 497;

Thence North 00°02'56" East 188.50 feet;

Thence North 89°55'04" West 26.10 feet;

Thence North 00°02'56" East 229.39 feet to the Northwest corner of said Parcel described in Book 1625, Page 497;

Thence North 89°55'04" West 922.42 feet to a point on the Easterly harborline of the Willamette River;

Thence South 23°39'54" East 950.54 feet;

Thence South 89°55'04" East 921.06 feet;

Thence North 00°06'41" East 38.64 feet to the Southwest corner of a 40.00 foot easement described in Book 1408, Page 125;

Thence South 89°55'04" East along the Southerly line of said Easement a distance of 1518.15 feet;

Thence South 00°04'56" West 623.60 feet to a point on the Northerly line of the Beall Pipe and Tank property;

Thence North 87°01'13" East 509.64 feet;

Thence North 63°41'39" East 26.32 feet;

Thence North 31°01'39" East 28.39 feet;

Thence South 58°58'21" East 28.50 feet;

Thence South 31°01'39" West 34.33 feet to the beginning of a 337.50 foot radius non-tangent curve to the right;

Thence along the arc of said Curve a distance of 97.19 feet through a central angle of 16°30' (the long chord of which bears South 66°30'21" East 96.86 feet);

Thence South 58°15'21" East 38.59 feet to the beginning of a 250.00 foot radius curve to the right;

Thence along the arc of said Curve 119.99 feet through a central angle of 27°30' (the long chord of which bears South 44°30'21" East 118.84 feet);

Thence South 30°45'21" East 35.58 feet;

Thence South 26°18'21" East 900.13 feet;

Thence South 65°55'19" West 777.00 feet to the most Southerly corner of said Beall property;

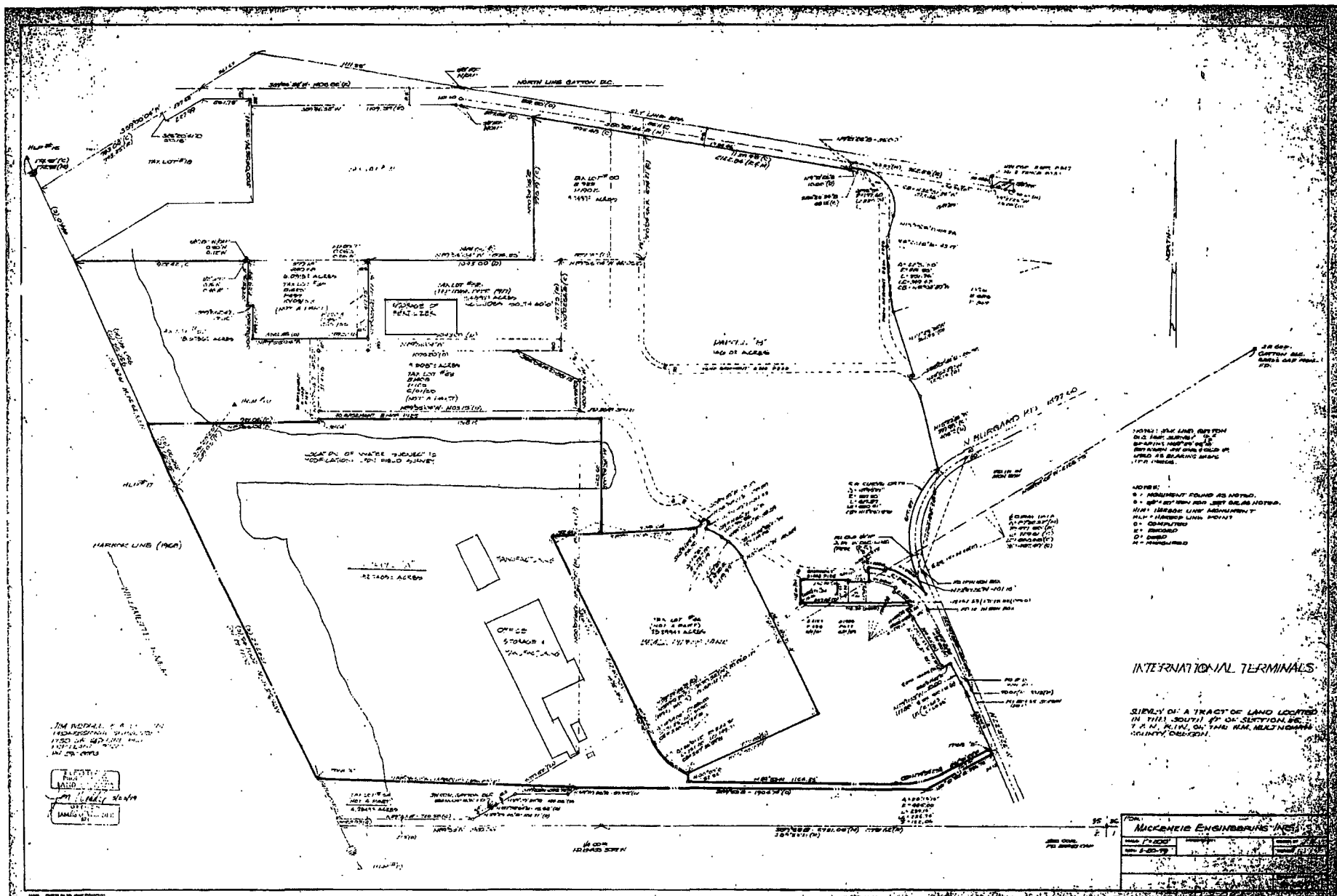
Thence South 00°07' West 52.32 feet;

Thence South 89°53' East 1166.33 feet to the beginning of a 485.00 foot radius curve to the left;

Thence along the arc of said curve 239.16 feet through a central angle of 28°15'10" (the long chord of which bears North 79°59'25" East 236.74 feet);

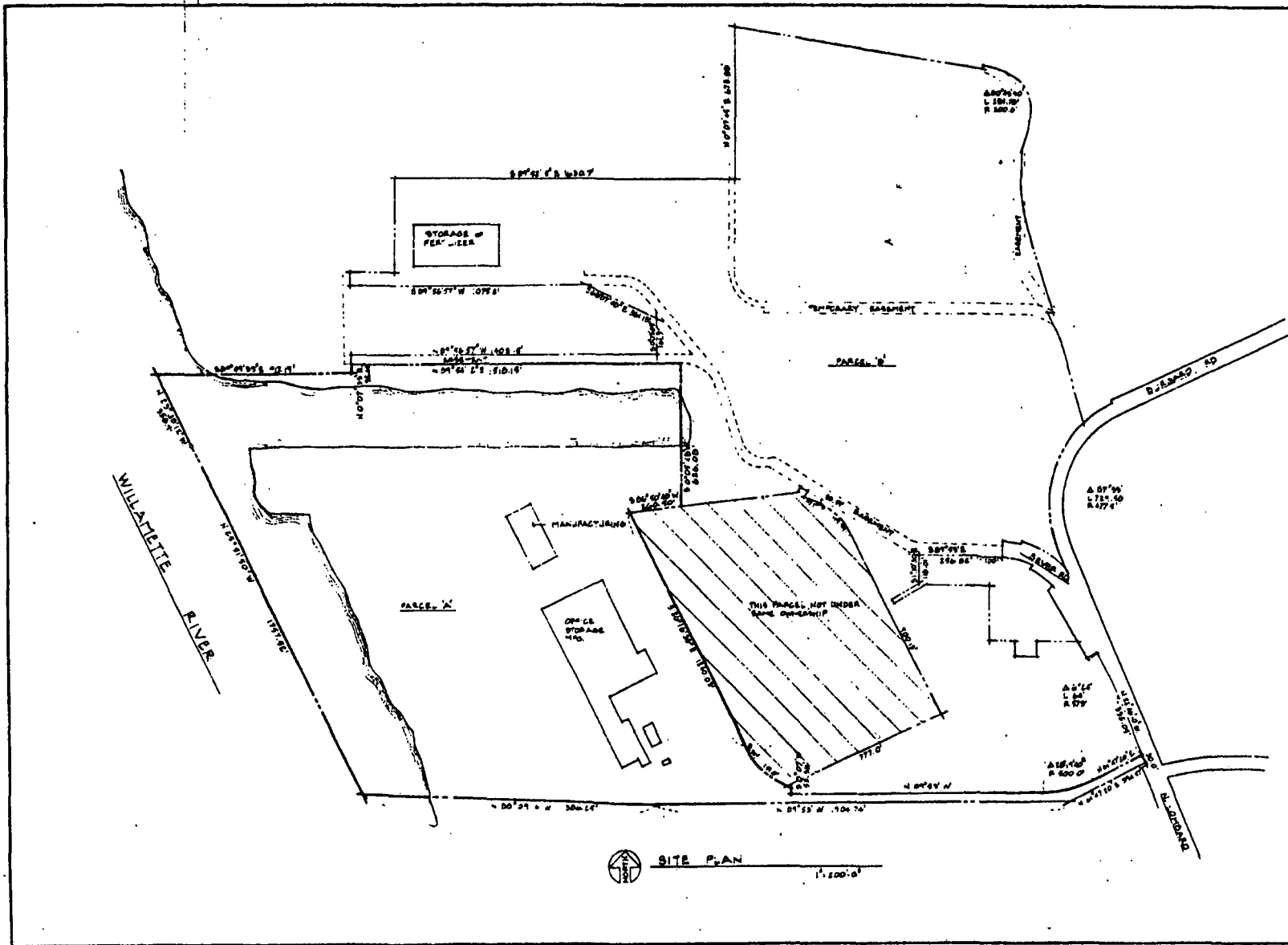
Thence North 61°51'50" East 269.91 feet to the True Point of Beginning.

Containing 146 acres more or less.



SCHN00163327

Site IT
Subdiv



**MACKENZIE ENGINEERING
INCORPORATED**
CONSULTING ENGINEERS

PROPOSED LAND PARTITION FOR
INTERNATIONAL TERMINAL

PORTLAND OREGON

1

DATE: 1/15/79
DRAWN BY: J. H.
CHECKED BY: J. H.
APPROVED: J. H.

GREG HRANAC

SCHN00163336



MULTNOMAH COUNTY OREGON

DIVISION OF PLANNING AND DEVELOPMENT
2115 S.E. MORRISON
PORTLAND, OREGON 97214
(503) 248-3591

COUNTY COMMISSIONERS
DON CLARK, Chairman
DAN MOSEE
ALICE CORBETT
DENNIS BUCHANAN
BARBARA ROBERTS

July 17, 1978

Mr. H. Blair Bernson
Schnitzer Investment Corporation
3200 N.W. Yeon Avenue
Portland, Oregon 97210

Re: Proposed Land Division Ordinance

Dear Mr. Bernson:

This is in response to your letter of July 7.

You have accurately described the proposed amendment to the Ordinance Draft, adding Section 1.224 to exempt those partitions specified in Section 1.223. This proposal was included in the staff recommendations presented to the Planning Commission at their hearing on the 11th.

Upon request, we will be happy to provide letters noting the exemption of any future mortgage which applies.

Those mortgage arrangements which do not come within the exemption should be processed as land divisions to assure that the purposes of the ordinance are achieved and to protect investment interests. It may be appropriate to secure tentative plan approval in such cases, but to file a final subdivision plat or partition map only in the event of foreclosure. In this way the public interest in orderly development would be realized while the division of land would occur only if financial circumstances dictated.

At this time, our staff does not support a return to the exemption for partitions by court decree. It is our experience that such divisions do not satisfy the public interest in orderly community development and are often in violation of zoning ordinances as well as land division standards.

We have tried to make the draft ordinance as effective as necessary, while limiting the procedural requirements. The land division types were conceived for those purposes. As a result, many instances of partitioning are exempt because access is not

Mr. H. Blair Bernson
July 17, 1978
Page 2

an issue. Other partitioning circumstances are reviewable, but by administrative action rather than through the longer public hearing process.

Your letter will be made a part of the record. Thank you very much for your continued interest.

Yours very truly,

MULTNOMAH COUNTY DIVISION OF
PLANNING AND DEVELOPMENT

A handwritten signature in cursive script, reading "Robert S. Baldwin".

Robert S. Baldwin,
Planning Management Specialist

rm

SCHN00163374

July 7, 1978

Mr. Robert S. Baldwin
Multnomah County Division of Planning
and Development
2115 S. E. Morrison Street
Portland, OR 97214

RE: Proposed Land Division Ordinance
for Multnomah County

Dear Mr. Baldwin:

Thank you for sending me a copy of the proposed ordinance for Multnomah County relating to land division. As I explained in our telephone conversation yesterday, we are concerned about the existing state of the law after ORS 92.010 was amended to remove the exemptions for divisions of land "made pursuant to a court order". We currently own parcels of underdeveloped land in unincorporated sections of Multnomah County and intend to develop these properties with commercial buildings in the near future. With the new statute, it is difficult to efficiently develop these properties and to secure necessary financing.

The specific problem arises from the inability of a bank or other lender to obtain good security in a mortgage if there is no guaranty that the mortgage can be foreclosed upon default in the future since that would result in a partition if the mortgage relates solely to a portion of the property. Since our tracts are large and separate mortgage financing would be necessary, the set of facts and associated problem discussed above might arise.

You advised me yesterday that a new section 1.224 has been added to the ordinance which exempts certain minor partitions from the review proceedings set forth elsewhere in the ordinance. Specifically, I understand that all minor partitions not listed in section 1.223 would be exempt, and no review would be necessary to permit a partition upon a mortgage foreclosure if the resulting partition did not fall into the six categories set forth in 1.223. I also understand that it would be possible to receive a letter, even in advance, to the effect that a given mortgage arrangement would result in a partition which did not fall within 1.223 and thus was exempt under 1.224 in the event of foreclosure in the future. While this provision is helpful for many situations, the relief is not complete. For example, I can foresee many situations in which the resulting partition would create parcels with the depth-to-width ratio exceeding 2.5 to 1 as set forth in 1.223 (b) or where one parcel would have an area more than four times the area of the smallest other parcel.

We do not believe that the intent of the legislature or the intent of Multnomah County is to preclude reasonable development but we are afraid that

SCHN00163376

Mr. Robert S. Baldwin
Multnomah County Division of Planning
and Development

-2-

July 7, 1978

RE: Proposed Land Division Ordinance
for Multnomah County

the difficulties which now exist and which will be only somewhat modified under the Multnomah County Ordinance will have a deleterious effect on commercial development because of the impact on mortgage financing. We have had many discussions about this with various banks and other lenders, and we know that the concern is real. We have recommended to the county that it reinstate the exemption for partitions by court decree by incorporating that into its own ordinance. We would also encourage the county to support efforts to have the exemption returned by the state legislature so that there is conformity throughout the state to enable rational development of our land resources.

We would appreciate your making this letter a part of the official record at hearings held on the proposed ordinance, and we would also appreciate being advised of any further developments related to this matter. Thank you again for your time and assistance.

Very truly yours,

SCHNITZER INVESTMENT CORP.

H. Blair Bernson
General Counsel

HBB:rs

bcc: Kenneth M. Novack

SCHN00163377

Subdivision

July 6, 1978

Laurence Kressel, Esq.
Deputy County Counsel
Multnomah County
Room 710 County Courthouse
Portland, OR 97204

Dear Mr. Kressel:

Thank you for your letter of June 23, 1978 and the enclosed opinion of the attorney general. Unfortunately I believe the opinion is correct and accurately portrays the problems which you and I discussed earlier.

I have received a copy of the proposed Land Division Ordinance for Multnomah County from Mr. Baldwin. Although the ordinance takes certain steps to make approval of certain partitions and subdivisions easier, it fails to address the mortgagee problem which we have discussed. In essence, any lender will still have to run the risk of having a foreclosure precluded in the future and will not have the certainty which is required to permit the loan.

We believe that Multnomah County has the ability to incorporate into its ordinance an exception for judicial foreclosures, and this will be our recommendation to the Planning Commission when hearings are held on the proposed ordinance.

Thank you for your continued interest and help in this matter.

Very truly yours,

SCHNITZER INVESTMENT CORP.

H. Blair Bernson
General Counsel

HBB:rs

SCHN00163378



MULTNOMAH COUNTY OREGON

OFFICE OF COUNTY MANAGEMENT
COUNTY COUNSEL SECTION
ROOM 710 COUNTY COURTHOUSE
PORTLAND, OREGON 97204
(503) 248-3138

RECEIVED
JUN 26 1978

COUNTY COMMISSIONERS
DON CLARK, Chairman
DAN MOSEE
ALICE CORBETT
DENNIS BUCHANAN
MEL GORDON

June 23, 1978

COUNTY COUNSEL
JOHN B. LEAHY
CHIEF DEPUTY
CHARLES S. EVANS
DEPUTIES
PAUL G. MACKEY
MARTIN B. VIDGOF
GARY J. ZIMMER
JACK D. HOFFMAN
LAURENCE KRESSEL
Div. of Land Use Planning

Mr. Blair Bernson
c/o Schnitzer Investment Corporation
3200 N.W. Yeon
Portland, Oregon 97210

Dear Mr. Bernson:

You may recall that you and I had some discussion a few months ago concerning the effect on lending institutions of local land partitioning laws. I thought you would be interested in the attached Attorney General's opinion concerning the same subject.

I believe a first draft of Multnomah County's land division ordinance is being prepared under the supervision of Mr. Bob Baldwin, of the Planning Department. You may wish to get in contact with Mr. Baldwin to obtain a copy when one becomes available.

Sincerely yours,

JOHN B. LEAHY
County Counsel for
Multnomah County, Oregon

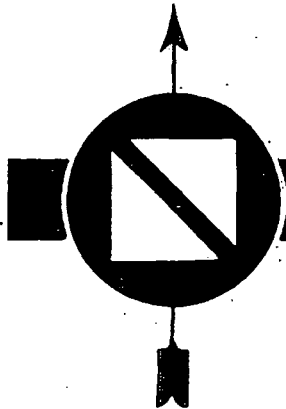
By


Laurence Kressel
Deputy County COUNSEL

IK:AL
Enclosure
cc: Bob Baldwin

CLACKAMAS
COLUMBIA
MULTNOMAH
WASHINGTON

Sub division



PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT BOUNDARY COMMISSION

527 S.W. HALL STREET

PORTLAND, OREGON 97201

PHONE: 229-5307

March 6, 1978

*Blair
see on file*

SCHNITZER INVESTMENT CORP
Attn: Ken Novak

Enclosed please find copies of the Final Order(s)
adopted by the PORTLAND METROPOLITAN AREA LOCAL
GOVERNMENT BOUNDARY COMMISSION on:

February 8, 1978

FINAL ORDER(S) NO. w-117

Sincerely,

Donald E. Carlson

Donald E. Carlson
Executive Officer

DEC/jk
Enc.

STAFF:

DONALD E. CARLSON, Exec. Ofcr.
KENNETH S. MARTIN, Exec. Asst.

COMMISSIONERS:

MRS. CAROLYN GASSANAY, Chairman
ROBERT S. BALL, Vice-Chairman

KEITH LINDAHL
PETER G. McDONALD

SCHN00163410

FINAL ORDER

RE: BOUNDARY CHANGE PROPOSAL NO. W-117 - City of Portland Extra-territorial Water Line Extension.

Proceedings on Proposal No. W-117 commenced upon receipt by the Boundary Commission of preliminary plans from the property owner on December 28, 1977. The plans meet the requirements for initiating this action as provided by ORS 199.464.

Upon receipt of the plans the Boundary Commission published and posted notice of the public hearing in accordance with ORS 199.463 and conducted a public hearing on the proposal on February 8, 1978. The Commission also caused a study to be made on this proposal which considered economic, demographic and sociological trends and projections and physical development of the land.

FINDINGS

On the basis of the public hearing and the study, the Boundary Commission found that:

1. The extension will consist of 150 feet of 3/4-inch water line extending west from the city's 24-inch water line in N. Sever Rd. to the territory to be served.
2. The territory to be served is Tax Lot 56 of the NW $\frac{1}{4}$, Sec. 35, T2N, R1W, W.M., Mult. Co., Oregon.
3. The property owners desire the extension to serve a toilet and washroom in a recently completed warehouse.
4. The proposed action is compatible with the LCDC Goals and with existing county and regional plans.
5. The city has adequate water in its line to serve the facility. City sewer service has already been provided to the property from a 12-inch city line adjacent to the property.
6. The city is negotiating the annexation of this property but this cannot be done at least until finalization of the River-gate annexation court case which is several months off. The city does not wish to hold up utilization of the warehouse while the annexation is worked out and therefore does not object to the extension.

REASONS FOR DECISION

On the basis of the findings the Commission determined that:

1. The city has adequate water to serve the proposed facility.
2. The extension complies with the LCDC Goals and with the county

and regional plans.

3. The city agrees with the extension at this time, pending the ultimate annexation of the property to the city in the near future.


ORDER

NOW THEREFORE IT IS ORDERED THAT on the basis of the findings and reasons listed above, the Boundary Commission approved PROPOSAL NO. W-117, the proposed EXTENSION OF THE CITY OF PORTLAND WATER SYSTEM to service the area, more particularly described in Appendix "A" and depicted on the map attached hereto. The Boundary Commission took this action on February 8, 1978, which is the effective date of this order.

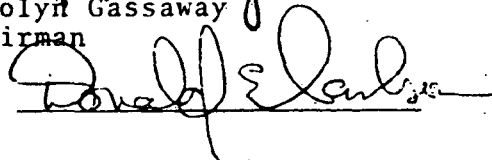
PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT
BOUNDARY COMMISSION

DATE: February 8, 1978

By:


Carolyn Gassaway
Chairman

Attest:



Appendix "A"
Proposal No. W-117

Description of Plan and Service Area

The Plan provides for the extension of 150 ft. from the city's 24-inch line in N. Sever Rd. of 3/4-inch line onto the property to be served.

The property to be served is tax lot 56 of the NW $\frac{1}{4}$ of Sec. 35, T2N, R1W, W. M., Mult. Co., Oregon (Assessor's Map 2N 1 35B).

Proposal No. W-117

Sec 35 B T.2 N., R.1 W.

Willamette River

24" LINE

3/4" EXTENSION

AREA TO BE SERVED

LEGEND

EXISTING 24" LINE.....

PROPOSED 3/4" EXTENSION.....

AREA TO BE SERVED.....

56' 18.57 A.

57' 18.57 A.

58' 32.40 A.

59' 18.57 A.

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300' 18.57 A.

301' 18.57 A.

302' 18.57

LEGEND

EXISTING 24" LINE.....

PROPOSED 3/4" EXTENSION.....

AREA TO BE SERVED.....

SCHN00163413

March 3, 1978

Commissioner Dennis Buchanan
Multnomah County
605 County Courthouse
Portland, Oregon 97204

Dear Dennis:

Thanks for your call of the other day. As you can see, the partition provisions of ORS Chapter 92 do give lenders some technical problems in mortgages. There is some uncertainty that if a foreclosure is required that the judge will enter a decree of foreclosure. Since the possibility of foreclosure exists sometime in the future, lenders must speculate that conditions as to zoning and property use don't change in the future. This is an area which obviously requires some legislative relief and we have talked to a number of parties who have been affected by it, for example the developers of Hayden Island, and plan on seeking correction at the next legislative session.

In the interim, however, a difficult problem is presented. I therefore appreciate your help and suggestion that we obtain a letter from CRAG with respect to the present zoning of the property and the future zoning of the property. This would show that our property is industrial and will remain industrial. In turn, we will agree with our lender to utilize the property for industrial purposes. While technically this may still leave some uncertainty under the partition provisions of the law, it should go most of the way towards alleviating any concerns.

I am enclosing a photograph of our property for your reference. I am also enclosing a legal description of the entire tract of land and a legal description of a portion of the tract. Presently, the First National Bank of Oregon holds the mortgage on the entire parcel and is about to release the bulk of the property from that mortgage and transfer it onto the smaller portion. The property is commonly known as "International Terminals", and is located at 12005 North Burgard Road, Portland, Oregon. If you could obtain such a letter for us as you had indicated in our phone call, it certainly would be of considerable assistance, and I would certainly appreciate it.

SCHN00163414

Commissioner Dennis Buchanan
Multnomah County
March 3, 1978
Page Two

As I mentioned, I am leaving town for about a week, and if you have any questions or need any further information in my absence, please don't hesitate to contact Blair Bernson of our office.

Thanks again for your assistance.

Sincerely,

Kenneth M. Novack
Executive Vice President

KMN/cmc
Enclosures

cc: Blair Bernson

SCHN00163415

November 11, 1982

Mr. Don Blaschko
Bureau of Water Works
City of Portland
1800 S. W. 6th Avenue
Portland, OR 97201

RE: 11720 N. Sever Road
Account No. 1835-562
2-Trident Serial No. 7649992

Dear Mr. Blaschko:

This letter authorizes the Bureau of Water Works to replace the above-referenced two inch, privately-owned water meter. The estimated cost of \$321.57 includes meter and installation and will be billed to Schnitzer Steel Products Co.

Furthermore, Schnitzer Steel Products Co. transfers the ownership of this water meter to the City of Portland, Bureau of Water Works. This transfer of ownership is done with the intention that the City will assume all repair or replacement costs in the future.

Sincerely,

Steven A. Lippman
Project Coordinator

SAL/rs

cc: Paul Taylor

SCHN00163439



CITY OF

PORTLAND, OREGON

BUREAU OF WATER WORKS

Francis J. Ivancie, Mayor
Carl Goebel, Administrator
1800 S.W. 6th
Portland, Oregon 97201
(503) 248-4178

November 4, 1982

Re: 11720 N. Sever Road
Account No. 1835-562
2" Trident Serial 7649992

Schnitzer Steel
12005 N. Burgard Road
Portland, OR 97203

Dear Customer:

The two inch privately-owned water meter which supplies the above referenced property requires repairs in order to remain in service. The estimated cost for making these repairs is \$ 316.16, while the estimated cost for procuring and installing a new meter is \$ 321.57. In view of these estimated costs, it is recommended that a new meter be installed; however, we leave this decision to the property owner. Accordingly, you may authorize the Bureau to procure and install a new meter of the same size with the understanding that you will be billed for the cost of the meter and installation. Further, you may elect to transfer the ownership of the new meter to the Water Bureau, and the Bureau will assume all future repair and replacement costs. Written notification will be required for exercising these options.

We await a decision on the disposition of the existing meter. If we do not hear from you within two weeks, we will proceed with repairs as necessary to restore the meter to a satisfactory working condition, and you will be billed for such repairs upon completion of the work.

Our records indicate that you are the owner of the above referenced property. If you are no longer the owner or are not responsible for the repair or replacement of this meter, please notify the Bureau immediately in order that this matter may be resolved.

Please do not hesitate to contact Mr. Don Blaschko at 248-4448 if further information is required.

Sincerely,

Carl Goebel, Administrator

Jean L. Bostwick
Revenue Supervisor

JLB/DB/py

cc: Meter Shop

SCHN00163440

THE CITY OF
PORTLAND



OREGON

DEPARTMENT OF
PUBLIC UTILITIES

FRANCIS J. IVANCIE
COMMISSIONER

BUREAU OF
WATER WORKS

CARL GOEBEL
ADMINISTRATOR

1800 SW SIXTH AVENUE
PORTLAND, OREGON 97201

July 17, 1980

*I.T.
File*

Bond Easley
Metra Steel
12005 N. Burqard
Portland, Oregon 97203

Subject: Use of Private Well as Emergency City Water
Supply Source.

Dear Sir:

Your private well was recently sampled and tested to determine its suitability as an emergency water supply source. Results of this testing are enclosed. The water quality meets EPA drinking water standards for the parameters tested, and therefore would be suitable as an emergency water supply source with proper treatment and handling.

The Water Bureau is in the process of revising its interim emergency water supply contingency plans. Until the second, protected water supply source provided by the Groundwater Development Program is fully operational in the mid-1980s, loss of the Bull Run Watershed supply would require implementation of these emergency plans.

As a part of the development of our emergency plans, you may be contacted in the future for further site visits. These visits would be to define the materials and procedures necessary to connect your well to the City system.

We appreciate the cooperation you have extended so far, and hope you will not be inconvenienced by required future visits.

Sincerely,

Carl Goebel, Administrator

Robert F. Willis

Robert F. Willis, P.E.
Water Engineer Supervisor

RFW
RFW/JG:jb

P.
cc: P. Norseth

SCHN00163447

CITY OF PORTLAND, OREGON
BUREAU OF WATER WORKS
HEADWORKS
WATER QUALITY LABORATORY

SAMPLE FORM
(Submit a Form for Each Sample)

DATE COLLECTED: 5/30/80 DATE RECEIVED IN LAB: _____

COLLECTED BY: Tom Cister FOR (NAME): Water Quality

ADDRESS: 12005 N Burgard CITY: Portland

Schitzer Stale

TYPE OF ANALYSIS
REQUIRED:

Chemical ☒ *Bacteriological ☒ Biological _____

Nitrate

NATURE OF COMPLAINT: Taste _____ Odor _____ Appearance _____

Sanitary Quality _____ Corrosion _____

DESCRIPTION OF SAMPLE: Sampling Point N. Well House

Supply Chlorinated when Sampled, yes _____ no ☒ , residual Cl _____

Have there been recent heavy rains no fires no repairs to main or

Housing plumbing _____

WELL: dug _____ drilled _____ driven _____ depth _____ diameter _____

Type of Cover _____ Is Cover Tight _____

REMARKS: (air temp., water temp., etc.) 73°

SIGNED: H. Cister

*(All bacteriological samples to be collected in sterile containers).

SCHN00163448

- CITY OF PORTLAND -

BUREAU OF WATER WORKS

Location: Metra Steel

WATER QUALITY LABORATORY

12325 N Burgard

Sample No.	9187								
Date Collected	5-30-80								
Time Collected	1430								
Station No.									
Air C									
Water C									
Wegth. % Clouds									
Stage. Feet									
Depth. Meters									
Strm. Samp. Loc.	N Well House								
Cl Res.									
Observer	TL								And.
Date Analyzed	6-3-80								
NTU	0.22								
pH	7.10								
Color	45								
Spec. Cond.	198								
DO									
Sed. Trans.									
TDS									
Analyst, Phy.	HYC								
Date Analyzed	6-18-80								
Ammonia (N)									
Nitrate (N)	1.0								
Ortho-PO ₄ (P)									
Silica (Si)									
H.A.C.									
Fe									
Pb									
Cu									
Zn									
TOC									
Alkalinity									
Free-Cl									
Mono-Cl									
Di-Cl									
Total Cl									
Total Algae									
Analyst, Bio.									
Date Analyzed									
Type									
CG									
FC									
FS									
SPC									
Analyst, Bact.									

Chemical species in mg/l, CG, FC, FS, in count/100 ml and SPC in count/ml.
Sed. Trans. in mg/l.

Laboratory Supervisor: _____

A.W.S. / 78

SCHN00163449

TRANSMITTAL

TO:

1 - ~~Mort Michelson-Schnitzer Investment~~

2

3

*WICK - INFO
LINDA + FILE*

FOR ACTION AS INDICATED

- | | |
|---|--|
| <input type="checkbox"/> Your signature & return | <input type="checkbox"/> Read and file |
| <input type="checkbox"/> Your approval | <input type="checkbox"/> Read and return |
| <input type="checkbox"/> Attach receiving record | <input type="checkbox"/> For your information |
| <input type="checkbox"/> Reply direct—Copy to me | <input type="checkbox"/> Summarize for me |
| <input type="checkbox"/> Comments and suggestions | <input type="checkbox"/> Phone me on this |
| <input type="checkbox"/> Investigate and report | <input type="checkbox"/> See me on this |
| <input type="checkbox"/> | <input type="checkbox"/> Forwarded per request |

REMARKS

We received this at I. T. so I am forwarding it to you for your information.

FROM

Date

Bond

7-18-80

0-021

GORDON'S

SCHN00163450



DEPARTMENT OF
PUBLIC UTILITIES

FRANCIS J. IVANCIE
COMMISSIONER

BUREAU OF
WATER WORKS

CARL GOEBEL
ADMINISTRATOR

1800 S.W. SIXTH AVENUE
PORTLAND, OREGON 97201

July 17, 1980

Bond Easley
Metra Steel
12005 N. Burgard
Portland, Oregon 97203

Subject: Use of Private Well as Emergency City Water
Supply Source.

Dear Sir:

Your private well was recently sampled and tested to determine its suitability as an emergency water supply source. Results of this testing are enclosed. The water quality meets EPA drinking water standards for the parameters tested, and therefore would be suitable as an emergency water supply source with proper treatment and handling.

The Water Bureau is in the process of revising its interim emergency water supply contingency plans. Until the second, protected water supply source provided by the Groundwater Development Program is fully operational in the mid-1980s, loss of the Bull Run Watershed supply would require implementation of these emergency plans.

As a part of the development of our emergency plans, you may be contacted in the future for further site visits. These visits would be to define the materials and procedures necessary to connect your well to the City system.

We appreciate the cooperation you have extended so far, and hope you will not be inconvenienced by required future visits.

Sincerely

Carl Goebel, Administrator

Robert F. Willis

Robert F. Willis, P.E.
Water Engineer Supervisor

^{JB}
RFW/JG:jb

^{PC}
c: P. Norseth

SCHN00163451

CITY OF PORTLAND, OREGON
BUREAU OF WATER WORKS
HEADWORKS
WATER QUALITY LABORATORY

SAMPLE FORM
(Submit a Form for Each Sample)

DATE COLLECTED: 5/30/80 DATE RECEIVED IN LAB: _____

COLLECTED BY: Tom Cister FOR (NAME): Water Quality

ADDRESS: 12005 N Burgerd CITY: Portland

Schitzer Stale

TYPE OF ANALYSIS

REQUIRED:

Chemical ☒

*Bacteriological ☒

Biological _____

Nitrate

NATURE OF COMPLAINT: Taste _____ Odor _____ Appearance _____

Sanitary Quality _____ Corrosion _____

DESCRIPTION OF SAMPLE: Sampling Point N. Well House

Supply Chlorinated when Sampled, yes _____ no ☒, residual Cl _____

Have there been recent heavy rains no fires no repairs to main or

Housing plumbing _____

WELL: dug _____ drilled _____ driven _____ depth _____ diameter _____

Type of Cover _____ Is Cover Tight _____

REMARKS: (air temp., water temp., etc.) 73°

SIGNED: H. Leister

*(All bacteriological samples to be collected in sterile containers).

SCHN00163452

CITY OF PORTLAND
BUREAU OF WATER WORKS
WATER QUALITY LABORATORY

Location: Metra Steel
12005 N Burgard

Sample No.	9187								
Date Collected	5-30-80								
Time Collected	1430								
Station No.									
Air C									
Water C									
Weath. % Clouds									
Stage. Feet									
Depth. Meters									
Strm. Samp. Loc.	N Wall House								
Cl Res.									
Observer	TL								Ana.
Date Analyzed	6-3-80								
NTU	0.22								
pH	7.10								
Color	45								
Spec. Cond.	498								
DO									
Sed. Trans.									
TDS									
Analyst, Phy.	MF								
Date Analyzed	6-18-80								
Ammonia (N)									
Nitrate (N)	1.0								
Ortho-PO ₄ (P)									
Silica (Si)									
H.A.C.									
Fe									
Pb									
Cu									
Zn									
TOC									
Alkalinity									
Free-Cl									
Mono-Cl									
Di-Cl									
Total Cl									
Total Algae									
Analyst, Bio.									
Date Analyzed									
Type									
CG									
FC									
FS									
SPC									
Analyst, Bact.									

Chemical species in mg/l, CG, FC, FS, in count/100 ml and SPC in count/ml.
Sed. Trans. in mg/l.

Laboratory Supervisor: _____

A.W.S. / 78

SCHN00163453

April 2, 1979

Metropolitan Disposal Corp.
8501 N. Borthwick
Portland, OR 97217

RE: Storage of Shredded Tires at International Terminals

Gentlemen:

You have been storing shredded tires at our International Terminals property pursuant to a month-to-month rental arrangement. We now need the property for our own uses and hereby give you formal notice that your month-to-month tenancy is terminated and we shall expect you to remove all of your material from the property within 30 days.

Very truly yours,

SCHNITZER INVESTMENT CORP.

H. Blair Bernson
Vice President

HBB:rs

cc: Bruno Moreschi
Kathy Grant
Linda M. Wakefield

Kathy, Let me know if there are any arrearages from these people so that we can demand that payments as well. Thanks.

Blair

SCHN00163459

INTER-COMPANY CORRESPONDENCE

To Blair Bernson

Re: Metropolitan Disposal Corp.
Storage area for shredded tires at I.T.

Date March 29, 1979

In accord with our conversation this morning, I am sending you a copy of the original agreement with Metropolitan Disposal Corporation. I have contacted them many times in the last six months and it seems that verbal commitments don't mean anything so if you will give them a written notice to remove their product within the next 30 days, we would appreciate it.


Bruno Moreschi

els

Attachment

cc: Bond Easly

SCHN00163460

February 6, 1978

Metropolitan Disposal Corp.
8501 N. Borthwick
Portland, Ore.

Subject: Storage area for shredded tires at International Terminals.

Attention: Ms Claudia

This will confirm our verbal agreement for rental of five thousand (5,000) square feet of space at International Terminals. The agreed price was two hundred (\$200.00) per month.

On February 1, 1978, I checked on the area in use, which was approximately thirteen thousand (13,000) square feet. The rental charge for the month of February will be adjusted accordingly.

Very truly yours,

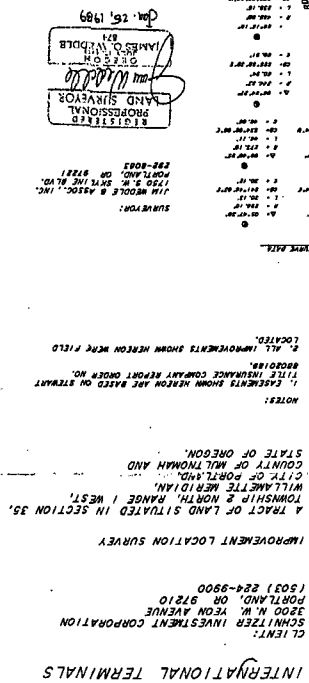
Bruno G. Moreschi

Port Engineer

BGM/bm

cc: Ken Novack
Blair Bernson
Katey Grant

SCHN00163461



MEMO

Schnitzer Investment Corp.

1-28-92

DATE

TO:

Carol Linda Carson

FROM:

ROGER J. NEU

☐ EXPEDITE

☐ PLEASE FILE

☐ PLEASE HANDLE

☐ PLEASE NOTE &
DISCUSS WITH ME

☐ FOR YOUR INFORMATION

☐ PLEASE NOTE &
RETURN TO ME

☐ FOR YOUR COMMENTS

☐ PLEASE REVIEW &
CALL ME

☐ FORWARD TO:

REMARKS:

Here are the legal descriptions for the
enterprise zone. The sketches are
attached for convenience only in
differentiating the larger & smaller
legal description.

Let me know if there are any
problems.

Roger

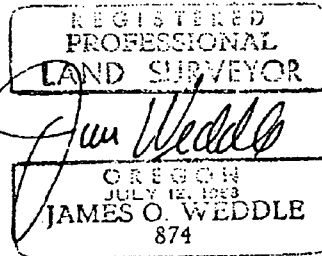
SCHN00163541



Jim Weddle
& Associates, Inc.

January 27, 1992
File No. 1981 EZ

SCHNITZER INVESTMENT CORP.
3200 N.W. YEON AVENUE
PORTLAND, OREGON 97210



ENTERPRISE ZONE

PROPERTY DESCRIPTION

A parcel of land situated in Section 35, Township 2 North, Range 1 West, Willamette Meridian, City of Portland, County of Multnomah and State of Oregon, described as follows:

BEGINNING at the Northwest corner of that certain parcel of land conveyed to Schnitzer Investment Corporation by Deed recorded June 22, 1973 in Book 933 page 1902, Multnomah County Deed Records, said corner bears North 5°27'51" West 3790.31 feet from the South 1/4 corner of Section 35, aforesaid; thence South 00°04'56" West along the west line of said parcel of land 770.19 feet to the southwest corner thereof; thence continuing South 00°04'56" West 437.89 feet to a point in the north line of of that certain 40.00 foot wide road easement described in Book 1408 page 125, recorded June 1, 1950, said Deed Records; thence along the north line thereof South 89°55'04" East 74.85 feet to the beginning of a tangent 192.28 foot radius curve right; thence along the arc of said curve 169.47 feet through a central angle of 50°29'57" (chord bears South 64°40'05" East 164.04 feet) to a point in the easterly line of said 40.00 foot wide easement; thence tangent to said curve South 39°25'07" East 109.74 feet to the beginning of a tangent 75.00 foot radius curve left; thence leaving the easterly line of said easement and along the arc of said curve 116.14 feet through a central of 88°43'28" (chord bears South 83°46'43" East 104.88 feet) to a point in the northwesterly line of a 40.00 foot wide easement for ingress and egress as described in that certain GROUND LEASE between Schnitzer Investment Corporation and the Port of Portland, recorded September 17, 1987 in Book 2042 page 2684, said Deed Records; thence on the arc of a tangent 140.00 foot radius reverse curve right 90.19 feet through a central angle of 36°54'39" (chord bears North 70°18'53" East 88.64 feet) to a point in the westerly end of a certain 60.00 foot wide easement for ingress and egress as described in the aforesaid GROUND LEASE; thence radial to the last described curve North 01°13'48" West 10.00 feet to the northwest corner of said 60 foot wide easement; thence along the northerly line thereof North 88°46'12" East 1546.25 feet to the northeast corner of said 60 foot wide easement, being a point in the westerly line of the PGE Company lands described in Book 585 page 347, recorded October 4, 1967, said Deed Records; thence along said westerly line North 17°29'34" West 279.57 feet to the beginning of a tangent 881.50 foot radius curve right; thence along the arc of said curve 351.76 feet through a

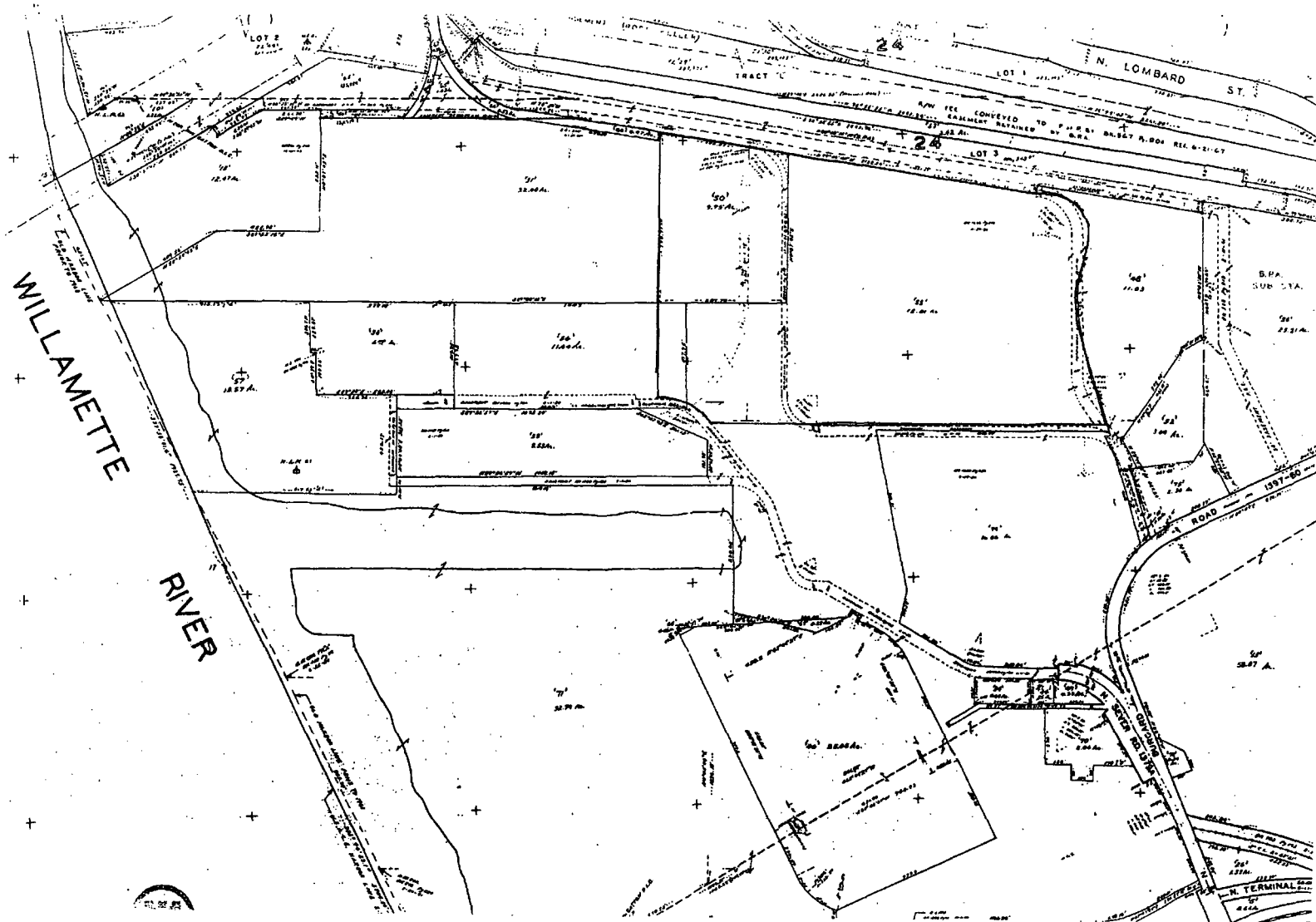
PAGE 2

ENTERPRIZE ZONE
PROPERTY DESCRIPTION
(CON'T)

central angle of 22°51'50" (chord bears North 06°03'39" West 349.43 feet); thence tangent to said curve North 05°22'16" East 43.17 feet; thence North 15°15'26" East 118.36 feet to the beginning of a tangent 197.60 foot radius curve left; thence northwesterly along the arc of said curve 330.74 feet through a central angle of 95°54'00" (long chord bears North 32°41'34" West 293.46 feet); thence tangent to said curve North 80°38'34" West 68.12 feet to Point "A", Book 585 page 347, aforesaid; thence South 09°21'26" West 10.00 feet to a point in the southerly line of that certain 35.00 foot wide road easement described in Book 800, page 240, recorded December 11, 1943, said Deed Records; thence North 80°38'34" West along said line (and its westerly extension) 1734.45 feet to the Point of Beginning. CONTAINING THEREIN an area of 2,233,535 square feet. (51.275 acres, more or less).

Bearings for this description are based on Recorded Survey No. 44478 on file with the Multnomah County Survey Records Department.

SCHN00163543



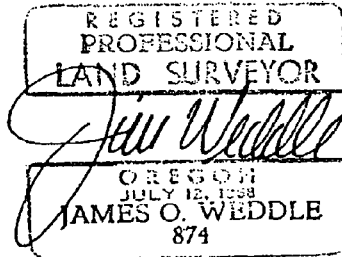
SCHN00163544



Jim Weddle
& Associates, Inc.

January 27, 1992
File No. 1981 EZ

SCHNITZER INVESTMENT CORP.
3200 N.W. YEON AVENUE
PORTLAND, OREGON 97210



ENTERPRIZE ZONE

PROPERTY DESCRIPTION

A parcel of land situated in Section 35, Township 2 North, Range 1 West, Willamette Meridian, City of Portland, County of Multnomah and State of Oregon, described as follows:

BEGINNING at the Northwest corner of that certain parcel of land conveyed to Schnitzer Investment Corporation by Deed recorded June 22, 1973 in Book 933 page 1902, Multnomah County Deed Records, said corner bears North 5°27'51" West 3790.31 feet from the South 1/4 corner of Section 35, aforesaid; thence South 00°04'56" West along the west line of said parcel of land 770.19 feet to the southwest corner thereof; thence continuing South 00°04'56" West 437.89 feet to a point in the north line of of that certain 40.00 foot wide road easement described in Book 1408 page 125, recorded June 1, 1950, said Deed Records; thence along the north line thereof South 89°55'04" East 74.85 feet to the beginning of a tangent 192.28 foot radius curve right; thence along the arc of said curve 169.47 feet through a central angle of 50°29'57" (chord bears South 64°40'05" East 164.04 feet) to a point in the easterly line of said 40.00 foot wide easement; thence tangent to said curve South 39°25'07" East 109.74 feet to the beginning of a tangent 75.00 foot radius curve left; thence leaving the easterly line of said easement and along the arc of said curve 116.14 feet through a central of 88°43'28" (chord bears South 83°46'43" East 104.88 feet) to a point in the northwesterly line of a 40.00 foot wide easement for ingress and egress as described in that certain GROUND LEASE between Schnitzer Investment Corporation and the Port of Portland, recorded September 17, 1987 in Book 2042 page 2684, said Deed Records; thence on the arc of a tangent 140.00 foot radius reverse curve right 90.19 feet through a central angle of 36°54'39" (chord bears North 70°18'53" East 88.64 feet) to a point in the westerly end of a certain 60.00 foot wide easement for ingress and egress as described in the aforesaid GROUND LEASE; thence radial to the last described curve North 01°13'48" West 10.00 feet to the northwest corner of said 60 foot wide easement; thence along the northerly line thereof North 88°46'12" East 1546.25 feet to the northeast corner of said 60 foot wide easement, being a point in the westerly line of the PGE Company lands described in Book 585 page 347, recorded October 4, 1967, said Deed Records; thence along said westerly line North 17°29'34" West 279.57 feet to the beginning of a tangent 881.50 foot radius curve right; thence along the arc of said curve 209.15 feet through a

PAGE 2

ENTERPRIZE ZONE
PROPERTY DESCRIPTION
(CON'T)

central angle of $13^{\circ}35'40''$ (chord bears North $10^{\circ}41'44''$ West 208.66 feet) to the southeast corner of Parcel A, as described in Book 1486 page 1034, recorded November 26, 1980, said Deed Records; thence leaving the westerly line of said PGE Company land and along the south line of said Parcel A, West 561.22 feet to the southwest corner thereof; thence along the west line of said Parcel A, North 608.91 feet to the northwest corner thereof, being a point in southerly line of that certain 35.00 foot wide road easement described in Book 800, page 240, recorded December 11, 1943, said Deed Records; thence North $80^{\circ}38'34''$ West along said line (and its westerly extension 1358.56 feet to the Point of Beginning.
CONTAINING THEREIN an area of 1,909,449 square feet. (43.8349 acres, more or less).

Bearings for this description are based on Recorded Survey No. 44478 on file with the Multnomah County Survey Records Department.

SCHNITZER INVESTMENT CORP.

3200 NW Yeon Avenue P.O. Box 10047 Portland, Oregon 97210
Phone (503) 224-9900 Telex W.U. 36-0144 FAX (503) 323-2804



August 19, 1991

Ms. Ann Gardner
Portland Development Commission
1120 SW Fifth Avenue, Suite 1102
Portland, OR 97204

RE: Enterprise Zone

Dear Ann:

In light of our recent discussions regarding the Enterprise Zone, we would like to have our Front Avenue property and our International Terminals property adjacent to Rivergate included in the Enterprise Zone.

If you can let me know the next step in this process, we will cooperate in all ways possible to accomplish expansion of the Enterprise Zone.

I look forward to hearing from you.

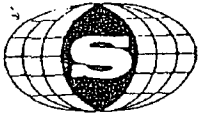
Sincerely,

SCHNITZER INVESTMENT CORP.

Roger J. Neu
Vice President

RJN:cmk
rjn220e.ltr

cc: Bud Kramer
Tom Zelenka
Ken Novack



SCHNITZER INVESTMENT CORP.

FAX MESSAGE

3200 N.W. YEON AVENUE
P.O. BOX 10047
PORTLAND, OREGON 97210

PHONE: (503) 224-9900
TELEX: 360144
FAX: (503) 323-2804

DATE: 6-26-91
TO: Ann Gardner
COMPANY: PDC
FAX NUMBER: 823-3368
FROM: Roger New

Total number of pages 3, including cover page

MESSAGE:

Ann,

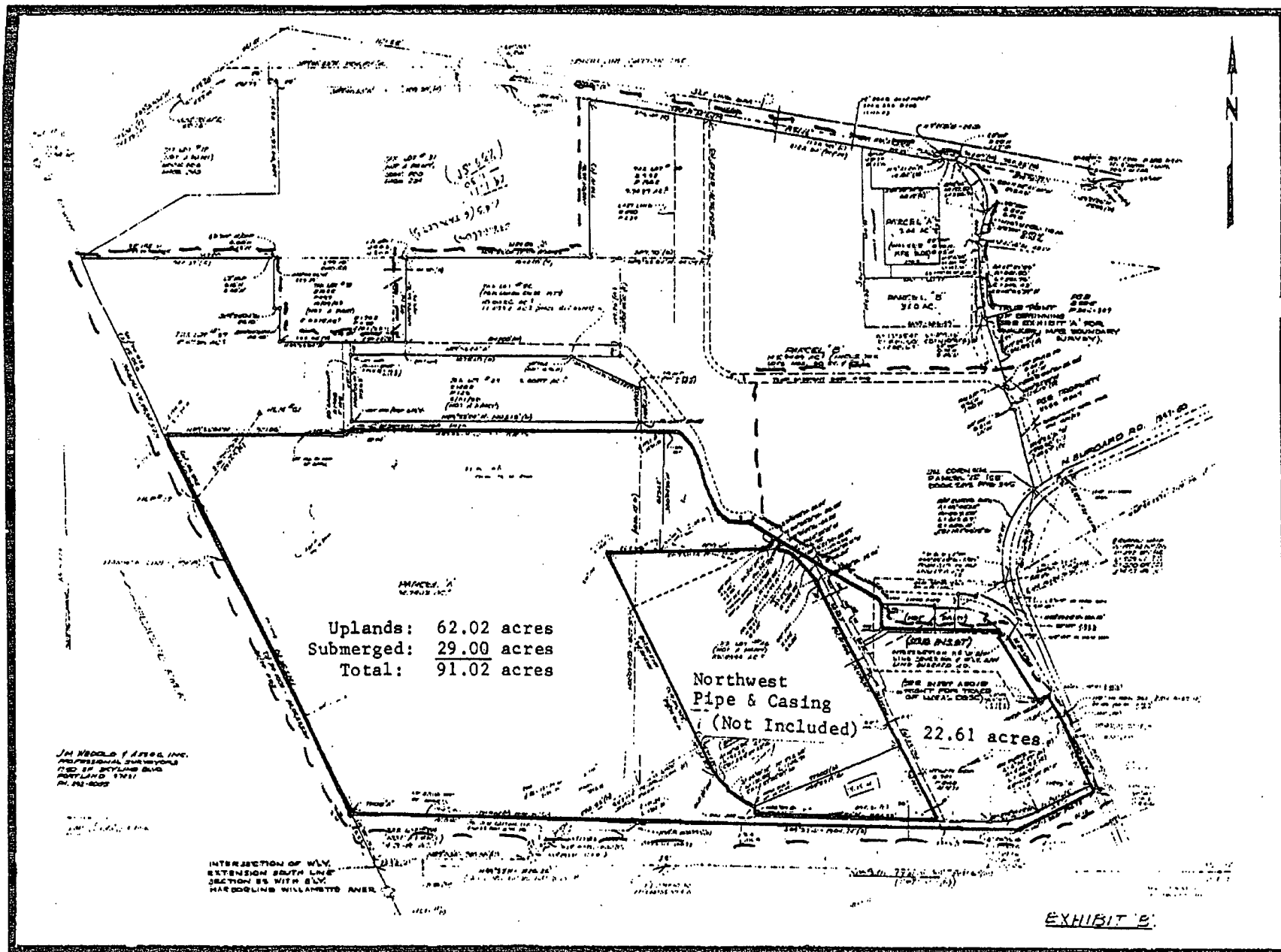
Here are 2 maps that show our property adjacent to Rivergate. I've put a dotted line around our property. The adjoining land is all heavy industrial + I'm sure that they would like to be included, but I have not checked with them.

Ann, Please fax or send a copy of the Enterprise Zone ordinance for my Review + over to Stan Boston (FAX NO 286-6960) at our ITR Terminal location. My FAX No is 323-2804

NOTE: If you do not receive all of the pages, please call (503) 321-2600 as soon as possible.

SCHN00163564

* P.01 *
*
* TRANSACTION REPORT *
* JUN-26-91 WED *
*
* DATE START SENDER RX TIME PAGES NOTE *
* JUN-26 14:25 15032734273 2'13" 3 OK *
*

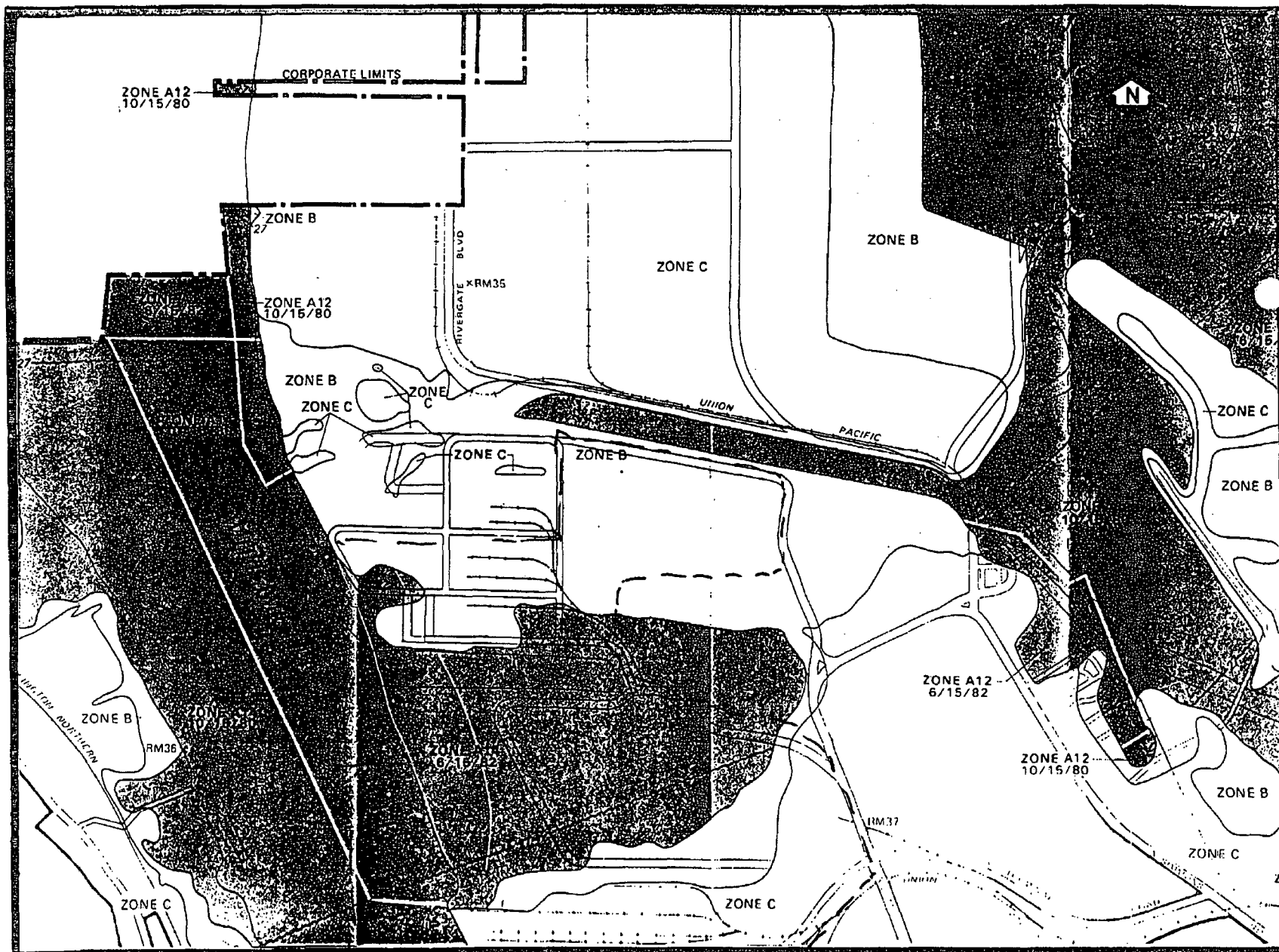


Palmer, Groth, Pietka and Steffen

Plat Map

Schnitzler ENT's Terminals

SCHN00163566



Palmer, Groth, Pietka and Steffen

Flood Plain Map

SCHN00163567

RETRIEVER TOWING CO.

1550 N.W. KEARNEY
PORTLAND, OR 97209
503/222-4763
Fax # 241-9781

File I.T.
property file

RR6
FYI

PRIVATE PROPERTY IMPOUND AUTHORIZATION AGREEMENT

THIS AGREEMENT is made and entered into (date) X APRIL 7, 1994
by and between SCHNITZER INVESTMENT CORP
hereinafter referred to as property owner or person having possession
or control of real property, and RETRIEVER TOWING., INC.

For and in consideration of the mutual agreements between the parties
above, the parties agrees as follows:

1. RETRIEVER TOWING, it's agents and/or employees are hereby
authorized and directed to impound any and all unauthorized vehicles
found upon the real property described as follows:

X Property Name INTERNATIONAL TERMINALS
Property Address METRA WAY AND TIME OIL ROAD
City PORTLAND Zip Phone DIG PAGER 299-9385

2. This agreement shall be in affect 24 hours a day, 365 days a year.

3. Persons authorized to request impounds are:

X Name LARRY WALTER Name ROSE MARIE OWEN
Name LINDA WAKEFIELD Name SCHNITZER SECURITY GUARDS
Name REBECCA GARNER Name

X Signature of Property Owner
or Property Manager

Printed Name

Code #

9900

X Check if this is a patrol contract

Location to be patrolled

List times lot is to be patrolled

See Map - Tow Anything in Map
Sat - Sun 24 hr Rotation ored

List vehicles authorized to park during patrol hours, or method identifying
authorized vehicles: NONE

DO NOT TOW VEHICLES MARKED 'PGE'
'RYERSON STEEL', OR 'EMERY CONSTRUCTION'

Brian Forsyth
RETRIEVER TOWING CO., INC., Agent

3-28-94
Date

SCHN00163631

LEGEND:

- EXISTING
-S- ENTER LINE
-S- SANITARY SEWER
-ST- STORM SEWER
-G- GAS LINE
-R- RAILROAD
- PROPOSED
(M) (S) (ST) (G) (P) POWER



SCALE: 1" = 200'

TOW THIS
SIDE ONLY ON
ENTRY ROAD.

DO NOT TOW
CARS PARKED
IN FRONT OF
RYERSON OFFICE

STOP AT
RR TRACKS

STOP AT
LAST
CURVE

SURVEYOR:
JED Middle and Assoc., Inc.
1750 SW Skyline Blvd.
Portland, Oregon 97201
(503) 298-0003
FAX (503) 298-0030

OWNER:
SCHNITZER INVESTMENT CORPORATION
3200 N.W. YEON AVE.
PORTLAND, OR. 97210
(503) 224-9900

CURVE DATA

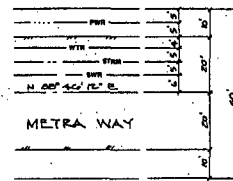
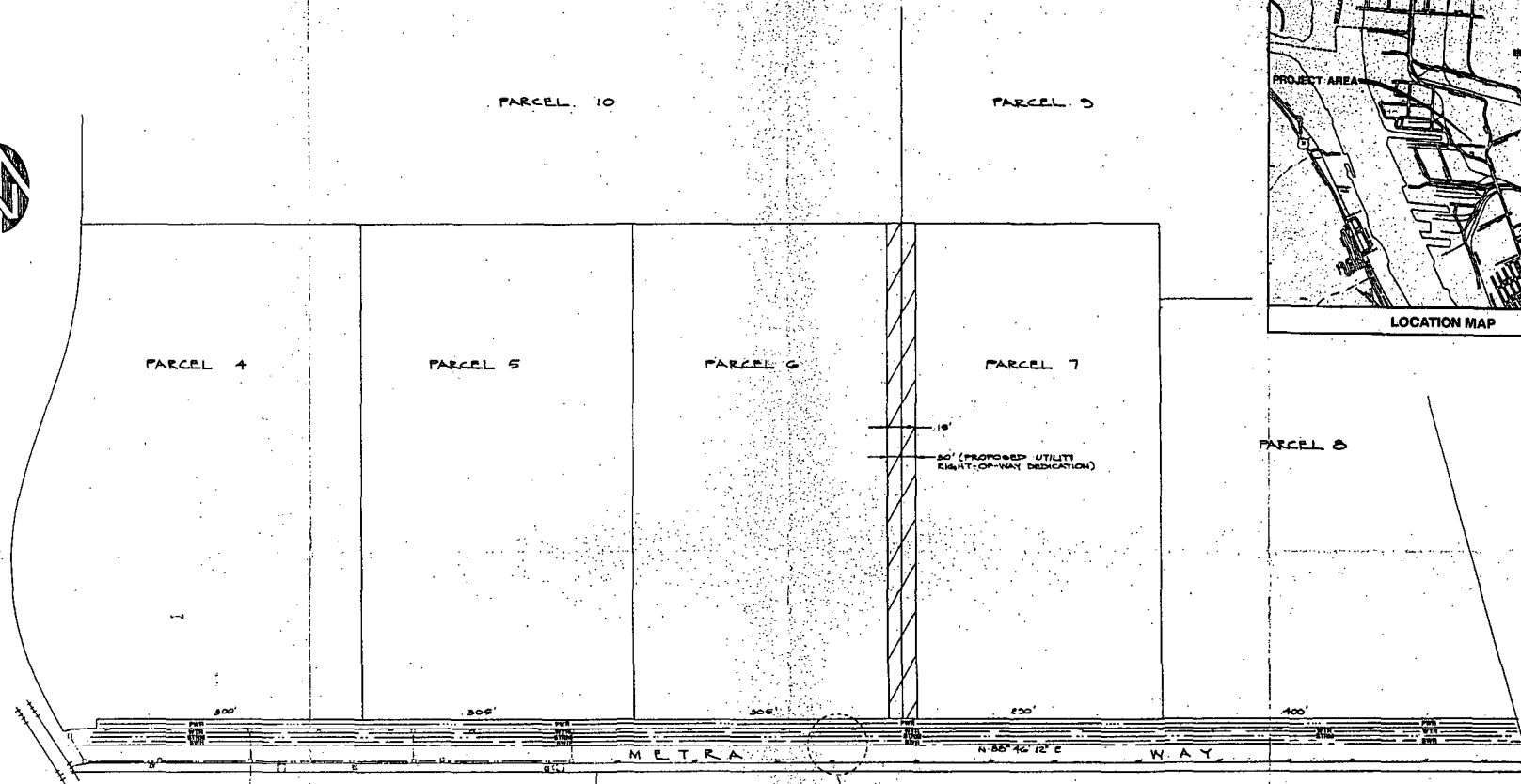
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHL BEARING
1	244.33'	60.54'	8°34'27"	60.51'	N 23°39'00"W
2	272.10'	46.11'	8°40'23"	46.08'	N 34°00'01"W
3	286.10'	5.10'	0°34'40"	5.10'	N 39°10'00"W
4	190.00'	70.84'	30°00'00"	77.43'	N 70°38'40"W
5	661.50'	251.74'	22°51'00"	348.43'	N 00°00'30"W
6	191.50'	330.70'	80°04'00"	285.04'	N 38°11'30"W
7	337.50'	87.18'	10°30'00"	86.86'	N 64°30'21"W
8	250.00'	118.88'	17°30'00"	118.54'	N 44°30'21"W
9	635.00'	638.18'	90°18'10"	636.74'	N 70°00'00"W
10	661.50'	808.18'	13°33'38"	808.68'	N 10°41'00"W
11	661.50'	147.61'	8°16'11"	147.60'	N 00°46'10"W
12	626.00'	132.81'	10°18'04"	132.81'	N 09°18'11"W
13	348.20'	294.51'	60°00'11"	293.04'	N 00°46'15"W
14	140.00'	36.70'	15°00'00"	36.50'	N 80°00'01"W
15	140.00'	81.40'	31°00'16"	81.20'	N 02°00'11"W
16	75.00'	116.14'	60°42'28"	104.04'	N 00°40'43"W
17	182.88'	168.43'	80°29'29"	164.04'	N 04°40'03"W
18	106.88'	134.28'	20°00'00"	126.81'	N 60°00'00"W
19	116.00'	170.00'	80°42'00"	160.81'	N 03°00'43"W
20	100.00'	84.48'	28°44'38"	83.31'	N 70°18'58"W
21	680.00'	378.00'	61°41'48"	366.00'	N 25°00'14"W

UTILITY PLAN (EXISTING & PROPOSED)

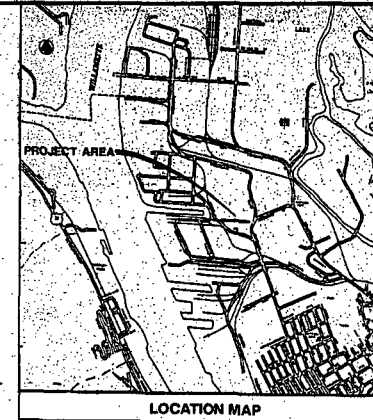
A TRACT OF LAND SITUATED IN SECTION 35,
TOWNSHIP 2 NORTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN, CITY OF PORTLAND,
COUNTY OF MULTNOMAH AND STATE OF OREGON

SHEET 4 of 5
1594UT1L

SCHN00163632



SITE PLAN
1" = 80'



NO.	DATE	DESCRIPTION	BY

SCALE	1" = 80'
HORIZ.	1" = 80'
VERT.	1" = 40'
DATE	JUNE 1993
BY	
CHECKED	
DESIGNED	
PROJECT	

WESTERN ENGINEERING, INC.
ENGINEERING & PLANNING
2001 10th St. S.E. Salem, OR 97302-1000
(503) 586-1000

SCHITZER INVESTMENT **PORTLAND, OREGON**
ROMAR SITEWORK

UTILITY LAYOUT

SHEET
1 **OF** **1**
JOB NUMBER
1810.100

Environmental Cleanup Site Information Database
Site Summary Report - Details for Site ID 2013

This report shows data entered as of September 16, 2002 at 9:25:37 AM

See the bottom of this page for a key to certain acronyms and terms used in the report below



Site Information

Site ID: 2013 Site Name: Premier Edible Oils CERCLIS No:
Address: 10400 N Burgard Way Portland 97203
County: Multnomah Region: Northwest
Investigation Status: Listed on CRL NPL Site: N Orphan Site: Study Area:
or Inventory N N
Property: Township/Range/Section: 2N, 1W, 35 Tax Lots: 57
Latitude: 45 deg. 36' 51" Longitude: 122 deg. 46' 58" Site Size: 18.5 acres

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Other Site Names

Schnitzer Investment Corp.
Portland Harbor Sediment Study
C & T Quincy Foods (SEE ECSI 2355)

Operations

Name: C & T Quincy Foods of Portland
Comments:
Years of Operation: January 1997-May 1998

Deleted: November 1996 -

Deleted: 1999

SIC Code: 2079 Operating Status:
Inactive

Name: Premier Edible Oils Corporation

Comments: Also known as PALMCO, a subsidiary of Mitsubishi Corporation.

Years of Operation: 1973-January 1997

Deleted: August 1994 - February 1997

SIC Code: 2079 Operating Status:
Inactive

Name: American Metallic Chemicals

Comments:

Years of Operation: 1950s

SIC Code: Operating Status:
Inactive

Name: Oregon Shipbuilding

Comments:

Years of Operation: December 1943-1945

SIC Code: Operating Status:
Inactive

Name: Northwest Oil Company

Comments:

Years of Operation: February 1941-December 1943

SIC Code: Operating Status:

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SCHN00163650

Inactive

Contamination Information

Hazardous Substances/Waste Types: Petroleum hydrocarbons, BTEX, PAHs, and VOCs, including chlorinated solvents, on-site, in adjacent river sediments, mercury, cobalt, antimony, barium, PAHs, copper, zinc, manganese, arsenic, carbazole, dibenzofuran, methylnaphthalene, and bis(2-ethylhexyl)phthalate.

Manner and Time of Release:

Contamination Information:

Property owner submitted an I-196 Phase II-ESA to DEQ in February 1997, which documented groundwater contamination at this site. Primary contaminants included petroleum hydrocarbons, particularly BTEX and other petroleum-based VOCs. Several well points also contained low levels of chlorinated solvents. The property owner and operator concluded that the contamination originated from the adjacent Time Oil site (ECSI #170). (6/17/99 JMW/SAR). Weston sampling results from the Portland Harbor Sediment Study revealed mercury, cobalt, antimony, barium, PAHs, zinc, copper, manganese, arsenic, carbazole, dibenzofuran, methylnaphthalene, and bis(2-ethylhexyl)phthalate in river sediments adjacent to the site. DEQ has not determined the source(s) of these contaminants. (6/4/02 ACV/VCP). Results of investigation activities conducted through 2001 indicate groundwater impacts in several different locations on the site. Free-phase petroleum is present on groundwater at the southwest corner of the site and appears to be from historic site operations. Low level chlorinated solvents, PAHs, and VOCs usually associated with gasoline were detected with the free-phase petroleum. This contaminated groundwater plume appears to be distinct from impacted groundwater toward the northeast part of the property. Activities on adjacent Time Oil property appear to have contributed to groundwater contamination in northeast part of property. Further groundwater investigation is planned in 2002 to more fully characterize groundwater conditions.

Pathways:

Environmental/Health Threats:

Status of Investigative or Remedial Action: (6/17/99 JMW/SAR) Based on initial sampling results from a river sediment quality study, the C & T Quincy Foods/Premier Edible Oils (PEO) site has been identified as a potential source of contamination to the Portland Harbor. DEQ sent a Site Assessment review notice to C & T Quincy Foods 3/2/99, but has received no response. A site screening is scheduled (level II priority). (2/1/00 JMW/SAR) PEO information combined with the Schnitzer Investment Corporation (SIC) Strategy Recommendation - SEE ECSI #2355. (9/1/00 ACV/VCP) DEQ is reviewing site investigation information conducted by Schnitzer. (12/21/00 ACV/VCP) DEQ issued a file review memo summarizing additional information submitted by PEO, SIC, and Time Oil on December 21, 2000. DEQ proposed that SIC, as the property owner, take over the remedial investigation for PEO. (7/17/01 ACV/VCP) Negotiations for formal agreement started in March 2001. Soil and groundwater investigation running concurrent with negotiations. Free-phase petroleum discovered at two locations on-site. (11/1/01 ACV/VCP) SIC conducted off-site groundwater investigation, on upgradient/adjacent Bell Terminal (Time Oil) property in September 2001. Preliminary results anticipated in

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ecsi entry_PEO_site_091602_202017_modified

December 2001. (1/4/02 ACV/VCP) New groundwater data confirms contamination from historic operations in the southwestern portion of the site. Premier Edible Oils should be added to the Confirmed Release List.

Data Sources: 1996 Phase I and Phase II ESAs documenting the presence of petroleum hydrocarbons and chlorinated solvents in groundwater and petroleum in soils; EPA, 1998; Portland Harbor Sediment Investigation Report, September 1998; Focused Site Characterization, September 2001; Preliminary RI, April 2002; Bell Terminal geoprobe investigation, quarterly groundwater monitoring data from on-site wells, with results through October 2001.

Deleted: 1997

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Substance Contamination Information

Substance	Media	Concentration	Date	Lab	Agency	Owner
	Contaminated	Level	Recorded	Data	Observation	Operator Admission
BENZENE	Groundwater	6.8 ppb	11/23/1996	Y		
BUTYLBENZENE,n-	Groundwater	220 ppb	11/23/1996	Y		
BUTYLBENZENE,sec-	Groundwater	81 ppb	11/23/1996	Y		
CHLOROETHANE	Groundwater	11.6 ppb	11/23/1996	Y		
DICHLOROETHANE,1,1-	Groundwater	3.5 ppb	11/23/1996	Y		
DIESEL - FUEL OIL	Groundwater	19 ppm	11/23/1996	Y		
DIESEL - FUEL OIL	Soil	3,900 ppm	11/23/1996	Y		
ETHYLBENZENE	Groundwater	2,600 ppb	11/23/1996	Y		
GASOLINE	Groundwater	7.1 ppm	11/23/1996	Y		
GASOLINE	Soil	1,500 ppm	11/23/1996	Y		
ISOPROPYLBENZENE	Groundwater	350 ppb	11/23/1996	Y		
ISOPROPYLTOLUENE,p-	Groundwater	58 ppb	11/23/1996	Y		
NAPHTHALENE	Groundwater	1,900 ppb	11/23/1996	Y		
PROPYLBENZENE,n-	Groundwater	1,000 ppb	11/23/1996	Y		

Deleted: CUMENE

Deleted: Groundwater

Deleted: 350 ppb

Deleted: 11/23/1996

Deleted: Y

TRICHLOROETHANE,1,1,1-	Groundwater	2.5 ppb	11/23/1996	Y		
TRIMETHYLBENZENE,1,2,4-	Groundwater	5,200 ppb	11/23/1996	Y		
TRIMETHYLBENZENE,1,3,5-	Groundwater	1,200 ppb	11/23/1996	Y		
XYLENES	Groundwater	3,953 ppb	11/23/1996	Y		

Deleted: STYRENE

Deleted: Groundwater

Deleted: 400 ppb

Deleted: 11/23/1996

Deleted: Y

Investigative, Remedial and Administrative Actions

Action	Start Date	Compl. Date	Resp. Staff	Agency Code	Region	Lead Pgm
SITE EVALUATION	03/11/1997	03/11/1997	Gil Wistar	DEQ	NW	SAS
Site added to database	03/11/1997	03/11/1997	Gil Wistar	DEQ	NW	SAS
Site Screening recommended (EV)	06/17/1999	06/17/1999	Steve Fortuna	DEQ	NW	VCS
Letter Agreement	12/01/1999	07/01/2000	Alicia Voss	DEQ	NW	VCS
REMEDIAL INVESTIGATION	03/06/2001		Alicia Voss	DEQ	NW	VCS
NEGOTIATIONS	03/06/2001		Alicia Voss	DEQ	NW	VCS

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Proposal for Confirmed Release List recommended	01/04/2002 01/04/2002	Alicia Voss	DEQ	NW	VCS
Facility proposed for Confirmed Release List	01/08/2002 01/08/2002	Kim Van Patten	DEQ	NW	VCS
Facility placed on Confirmed Release List	03/29/2002 03/29/2002	Kim Van Patten	DEQ	NW	VCS

Key to certain acronyms and terms in this report:

CERCLIS No.: The U.S. EPA's Hazardous Waste Site identification number, shown only if EPA has been involved at the site.

Region: DEQ divides the state into three regions (E, NW, and W); the regional office shown is responsible for site investigation/cleanup.

NPL Site: Is the site on EPA's Superfund List? (Y/N).

Orphan Site: Has DEQ's Orphan Program been active at this site? (Y/N). The Orphan Program cleans up high-priority sites where owners and operators responsible for the contamination are absent, or are unwilling or unable to use their own resources for cleanup.

Study Area: Is this site a Study Area? (Y/N). ECSI assigns unique Site ID numbers to both individual sites and to Study Areas, which are groupings of individual ECSI sites that may be contributing to a larger, area-wide problem.

SIC Code: The Standard Industrial Classification code assigned to the operation described in this part of the report.

Pathways: A description of human or environmental resources that site contamination could affect.

Lead Pgm: This column refers to the Cleanup Program affiliation of the DEQ employee responsible for the action shown. SAS = Site Assessment; VCS = Voluntary Cleanup; SRS = Site Response (enforcement cleanup).

For more information about this page please contact Gil Wistar at (503) 229-5512 or via email at wistar.gil@deq.state.or.us.

DEQ Online is the official web site for the Oregon Department of Environmental Quality.



Memorandum

To: Alicia Voss/Oregon DEQ
From: Cathy Petito Boyce
Subject: Initial Report of Data from Third Quarterly Groundwater Sampling Event and Proposed Modifications for Fourth Quarterly Groundwater Sampling at PEO Site

Date: October 14, 2002

On behalf of Schnitzer Investment Corp. (Schnitzer), Gradient Corporation (Gradient) has prepared this technical memorandum presenting data collected during the most recent round of quarterly groundwater sampling at the Premier Edible Oils (PEO) site. Groundwater elevation data and product observation data collected between June 2001 and September 2002 are also summarized. This memorandum provides the results of chemical analyses conducted on the samples collected during the third quarterly sampling event and discusses modifications to the sampling approach that are proposed for implementation in the fourth quarterly sampling event. After we have discussed your feedback on this memorandum, we will proceed with the fourth quarterly sampling event.

On March 14 and 15, 2002, URS conducted the third quarterly groundwater sampling event at the PEO site. Groundwater samples were collected from all monitoring wells, with the exception of well MW-01 (which has no prior detections), and wells MW-04 and MW-11 (where non-aqueous phase liquid [NAPL] was observed at the time of the sampling event). All groundwater samples were analyzed for volatile organic compounds (VOCs), polycyclic aromatic hydrocarbon (PAH) compounds, and selected metals (*i.e.*, arsenic, chromium, copper, iron, lead, manganese, nickel, silver, and zinc). Groundwater elevation data and product observations have also been collected on a monthly basis at the site, including during the March sampling event. The elevation and product data that have been collected to date (*i.e.*, from June 2001 to August 2002) are attached to this memorandum in Table A-1. The unvalidated third quarter analytical results (including both detected and non-detected sample results) are summarized in Table A-2. Figures illustrating the groundwater elevation data from March to August 2002 and the groundwater chemistry data from the third quarterly sampling event are included in Figures A-1 through A-10.

Consistent with previous discussions among staff of the Oregon Department of Environmental Quality (DEQ), Schnitzer, and Schnitzer's consultants, it is our understanding that DEQ is willing to

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mol 402a.doc

9725 SE 36th Street, Suite 404, Mercer Island, WA 98040 • (206) 275-4774 • Facsimile (206) 275-4775 •
www.gradientcorp.com

SCHN00163654

consider modifications to the existing sampling parameters based on the results from the previous three sampling events. Based on a review of the data from the preceding three events, the following well locations and analytes are proposed for inclusion in the fourth quarterly sampling event.

Organic Compounds

Organic compounds associated with petroleum hydrocarbons (*i.e.*, VOCs and PAH compounds) were detected at all locations sampled in March 2002. Therefore, no modifications to the sampling locations or procedures for organic compounds are proposed for the fourth sampling event. Specifically, groundwater samples for chemical analysis will be collected from all monitoring wells at the PEO site, with the exception of those locations where NAPL is present. All groundwater samples collected during the fourth sampling event will be analyzed for VOCs and PAH compounds.

Metals

Detected metals concentrations were compared with ambient water quality criteria for freshwater chronic exposures. These values were chosen as benchmarks for this comparison because use of site groundwater or adjacent surface water as a drinking water supply is not a current or likely future use. Instead, criteria based on exposures associated with potential discharges to nearby surface water were selected as the most relevant basis for this screening level comparison. The results of this comparison are summarized in Table 1. With the exception of lead, no metals concentrations exceeding the ambient water quality criteria were observed in this sampling round. Lead concentrations exceeded the water quality criteria at two sampled locations (MW-05 and MW-06). Ambient water quality criteria are not available for iron and manganese; however, these two metals have been detected at all sampled wells at the site at concentrations ranging to 91 mg/L for iron and 10.4 mg/L for manganese.

Table 1.
Comparison of Detected Metals Concentrations in Groundwater
and Ambient Water Quality Criteria

Constituent	Maximum Detected Concentration (Location) ^a	Second Highest Detected Concentration (Location) ^a	Ambient Water Quality Criteria (AWQC) ^a	Number of Detected Concentrations > AWQC
Arsenic	32.4 (MW-09)	31 (MW-09) ^b	150	0
Chromium	1.5 (MW-09)	1.4 (MW-12)	11 ^c	0
Copper	3 (MW-05)	2.1 (MW-09)	9	0
Lead	40.2 (MW-05) ^d	15.3 (MW-06) ^d	2.5	2
Nickel	5.2 (MW-05)	4.6 (MW-03)	52	0
Silver	ND	ND	3.4	0
Zinc	5 (MW-15)	4.7 (MW-06)	120	0

Notes:

ND – Not detected in any sample.

^a – Groundwater concentrations and AWQC in units of µg/L.

^b – Two samples were collected at MW-09. The next highest concentration was 29 µg/L (MW-02).

^c – This AWQC is based on hexavalent chromium.

^d – These concentrations are greater than the AWQC concentration.

These results are consistent with observations based on the first two groundwater sampling events as presented in the January 2, 2002 technical memorandum from Bridgewater Group, Inc. to Oregon DEQ regarding *Proposed Locations and Analytes – Third Quarter Groundwater Sampling at PEO Site*. In those analyses, observed concentrations for 5 of the 7 metals with ambient water quality criteria exceeded the criteria at only 1 location (MW-11). A groundwater sample was not collected from well MW-11 for chemical analysis during the third groundwater sampling event because NAPL was observed at that location at the time of the sampling event. Concentrations exceeding the criteria were observed at two other locations for copper (MW-3 and MW-5) and one other location for lead (MW-5).

Based on these results, the following locations and metals analyses are proposed for the fourth groundwater sampling event:

- If a groundwater sample can be collected for analysis from well MW-11, this sample will be analyzed for all metals.
- If a groundwater sample can be collected for analysis from well MW-11, the groundwater samples collected from wells MW-3 and MW-5 will be analyzed for copper and lead only. If a groundwater sample cannot be collected for analysis from well MW-11, the groundwater samples collected from wells MW-3 and MW-5 will be analyzed for all metals.
- Lead analyses will also be conducted for groundwater samples collected from wells MW-14 and MW-15.
- Groundwater samples from all sampled locations will be analyzed for iron and manganese.

Please contact me (at 206-275-4774) or Jim Jakubiak of Schnitzer (at 503-286-6976) if you have any questions regarding these proposed modifications. As noted above, once DEQ has approved the proposed sampling locations and analytes, Schnitzer will conduct the fourth groundwater sampling event.

cc: J. Brown/James C. Brown & Associates
D. Coberly/URS
J. Jakubiak/Schnitzer

Attachment

Tables and Figures Summarizing Selected Groundwater Data For PEO Site

List of Tables and Figures

Table A-1. Summary of Groundwater Elevation and Product Observation Data (June 2001 – August 2002)

Table A-2. Summary of Analytical Chemistry Results for Groundwater (Unvalidated data – March 2002)

Figure A-1. Groundwater Elevations – March 14, 2002

Figure A-2. Groundwater Elevations – April 23, 2002

Figure A-3. Groundwater Elevations – May 22, 2002

Figure A-4. Groundwater Elevations – June 21, 2002

Figure A-5. Groundwater Elevations – July 26, 2002

Figure A-6. Groundwater Elevations – August 29, 2002

Figure A-7. BTEX Concentrations in Groundwater – March 14/15, 2002

Figure A-8. PAH Concentrations in Groundwater – March 14/15, 2002

Figure A-9. CVOC Concentrations in Groundwater – March 14/15, 2002

Figure A-10. VOC Concentrations in Deep Groundwater – March 14/15, 2002



July 11, 2002

file SIC Premier

Ms. Alicia Voss
Oregon Department of Environmental Quality
Northwest Region
2020 Southwest Fourth Avenue, 4th Floor
Portland, OR 97201

Subject: Schnitzer/Premier Edible Oils (PEO) Site – Quarterly Report

Dear Alicia:

On behalf of Schnitzer Investment Corporation (SIC), Gradient Corporation is submitting this fourth Quarterly Report for the Premier Edible Oils (PEO) Site, as required by Section II, H of the Voluntary Agreement for Upland Remedial Investigation/Feasibility Study and Source Control Measures between SIC and the Oregon Department of Environmental Quality (DEQ). This Quarterly Report summarizes activities conducted during the time period quarter; describes activities planned for the next quarter; and discusses problems encountered during the quarter and actions taken to resolve those problems.

Summary of Project Activities

Between April 1 and June 30, 2002, SIC and its consultants, Gradient Corporation, Bridgewater Group, Inc., and URS, completed the following work at the PEO site:

- Submitted a letter report entitled *Results – Geoprobe Investigation, Time Oil – Bell Terminal facility, western area*, prepared by Bridgewater Group, Inc., dated April 18, 2002. The April 18 report also contained the analytical data from the second quarterly groundwater monitoring event conducted on October 9 and 10, 2001.
- Measured water levels from site wells on three occasions (April 23, May 22, and June 21, 2002)
- Compiled analytical results from the third quarterly groundwater monitoring event conducted on March 14 and 15, 2002. During this monitoring effort, groundwater samples were collected and analyzed from 14 monitoring wells (MW-2, MW-3, MW-5 through MW-10, and MW-12 through MW-17). The data from the third quarterly groundwater monitoring event will be submitted to DEQ in August.
- Conducted shoreline reconnaissance surveys on three occasions (April 18, May 17, and June 20, 2002). Memos documenting the surveys will be submitted to DEQ in August.

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Activities to be Conducted Next Quarter

The following activities are planned for the PEO site between July 1 and September 30, 2002:

- Submit the data from the third quarterly groundwater monitoring event.
- Conduct the fourth quarterly groundwater monitoring event. DEQ will be notified prior to the sampling event.
- Continue to collect and evaluate water level and tidal monitoring data.
- Complete and submit report summarizing results of tidal monitoring evaluations.
- Review and provide comments on ODEQ's Environmental Cleanup Site Information Site Summary Report.
- Receive and evaluate Time Oil's investigative data for the Bell Terminal site.

Issues to be Resolved/Recommended Actions

None.

Please contact me if you have any questions regarding this report or any of the completed or proposed activities.

Sincerely,



Catherine Petito Boyce, S.M.
Principal Scientist

cc: J. Brown/James C. Brown & Associates
D. Coberly/URS
J. Jakubiak/SIC
T. Zelenka/SIC



BRIDGEWATER GROUP, INC.

4500 SW KRUSE WAY, STE 110
LAKE OSWEGO, OR 97035
TEL: (503) 675-5252
FAX: (503) 675-1960

January 2, 2002

Ms. Alicia Voss
Oregon Department of Environmental Quality
Northwest Region
2020 Southwest Fourth Avenue, 4th Floor
Portland, OR 97201

Subject: Premier Edible Oils
Quarterly Report – December 2001

Dear Alicia:

This letter provides the second Quarterly Report for the Premier Edible Oils (PEO) Site, as required under Section II-H of Schnitzer Investment Corp.'s Voluntary Agreement for Upland Remedial Investigation/Feasibility Study and Source Control Measures. As required, the Quarterly Report summarizes activities conducted during the time period, activities to be conducted in the next quarter, issues and identified actions.

Summary of Project Activities

Between September 31 and December 31, 2001, Schnitzer Investment Corp. (SIC) and their consultants, Bridgewater Group and URS, completed the following work at the PEO site:

- Drilled 8 Geoprobe™ borings on the Time Oil – Bell Terminal facility and one Geoprobe™ boring on the PEO site and collected soil samples from selected intervals and groundwater samples from all locations. Samples were analyzed, consistent with the DEQ-approved Scope of Work/Sampling and Analysis Plan for Total Petroleum Hydrocarbons – diesel range (TPH-Dx) and gasoline range hydrocarbons (TPH-Gx); volatile organic compounds (VOCs), and polycyclic aromatic hydrocarbons (PAHs).
- Collected and analyzed groundwater samples from 13 wells (MW-03, MW-05 through MW-12, MW-14 through MW-17) on October 11, 12, and 16. A free product sample was collected from MW-13. Samples were analyzed, consistent with the DEQ-approved Scope of Work/Sampling and Analysis Plan for VOCs, PAHs, selected metals, and indicator parameters associated with the natural degradation of petroleum hydrocarbons (arsenic and lead).
- Surveyed sampling locations and selected monitoring well locations on the Time Oil – Bell Terminal and Time Oil-Northwest Terminal properties.
- Measured water levels and product thickness from site wells on three occasions (October 10, November 29, and December 28).

SCHN00163669

- Conducted a tidal monitoring program during October 4 through 13, as approved by DEQ, to assess groundwater flow conditions.
- Submitted a Memorandum on October 2, 2001 regarding a visual inspection of the riverbank to determine if seeps were present during low-water conditions; no seeps were visually identified.
- Removed investigation-derived waste from the PEO property the week of December 10. Solids were managed at Hillsboro Landfill and liquids were managed at Spencer Environmental.

Activities to be Conducted in Next Quarter

The following activities are planned for the PEO site between January 1, 2002 and March 30, 2002:

- Conduct a quarterly groundwater-sampling event during January 2002.
- Submit a Letter Report by the end of January 2002 regarding the results of the Time Oil - Bell Terminal soil and groundwater event.
- Submit a Memorandum by January 7, 2002 regarding the results of the second quarterly groundwater-sampling event, as well as proposed sampling locations and analytes for the third quarterly groundwater-sampling event.
- Evaluate quarterly groundwater data and propose well locations and analytes for subsequent quarterly groundwater-sampling events.
- Evaluate tidal monitoring data.

Issues to be Resolved/Recommended Actions

None.

If you have any questions regarding the activities conducted through December or the activities planned between January and March, please call.

Ms. Alicia Voss
Page 3
January 2, 2002

Sincerely,

BRIDGEWATER GROUP, INC.

Bill Cobb
Vice President

c: Tom Zelenka/SIC
Jim Jakubiak/SIC
Jim Brown/James C. Brown & Associates
Don Coberley/URS

SCHN00163671

Tom Zelenka

From: Bill Cobb [bcobb@bridgeh2o.com]
Sent: Wednesday, January 02, 2002 10:39 AM
To: don coberley; jim jakubiak; jim brown; Tom Zelenka
Subject: Qrtly Report - PEO



Redline of JCB
Revisions to Br...

this is the version that went to DEQ today.

Soil Boring Logs

Summary of Drilling program
observations

SHEET NO. _____ of _____ DATE _____

PROJECT _____

Confidential Attorney Work
Product Prepared Under the
Direction of Counsel

Geoprobe location	ODOR	Sheen	Air Monitoring Reading mmHg	Stained depth inches	Comments
1	--	--	0		
2	--	--	0		
3 (MW-4)	Yes	Yes heavy	3.2	15 to 26' strong odor	(Solvent?)
4	--	Yes	0.45		recharging slowly
5 (MW-3)	--	--	0	15 to 26' slight staining	
6	--	--	0		
7	Yes light	Yes	60		
8	NO	ACCESS			
9	Yes	Yes heavy	30		
10 (MW-5)	Yes strong	Yes balls of product	385 Jan 10/08	16-26'	solvent LEVEL
11	--	--	0		
12	--	--	0.5		
13	--	--	0		
14	--	--	0		
15	NO	ACCESS TO LOCATION			
16 (MW-1)	--	--	0	No staining seen	clean looking
17	--	--	0		
18	--	--	0		
19 (MW-2)	Yes strong	Yes heavy	300 immediately	10 to 26'	VERY STRONG LEVEL
20 No sample found					
50	--	--	0		behind ing. building
60	--	Yes	1.0		between 2 & 4
46	--	--	1.0		between 3 & 4 30' rec
47	--	--	0.5		between 2 & 1 da
48	--	--	0.0		between 1 & fence
49	--	--	0.5		nearest gate

REV 10/98 FORM 188

SCHN00163715



CRMHILL
FEDERAL COUNSEL

PROJECT NUMBER

130341.E0.01

BORING NUMBER

1

SHEET

OF 1

SOIL BORING LOG

PROJECT Premier Edible Oil Site

LOCATION on berm, along east side of tank farm

ELEVATION

DRILLING CONTRACTOR GOOTEH EXPLORATIONS INC., TUALATIN, OR.

DRILLING METHOD AND EQUIPMENT Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen

WATER LEVELS

START 5/21/98 FINISH 5/21/98 LOGGER Bruce Brady-Heine

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS	SOIL DESCRIPTION	COMMENTS
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
				6"-6'-6" (N)	SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
5						Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples
15						No soil samples collected from this boring.
18.0						Depth to water inside rods: 18.8' bgs
20					Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	Groundwater sample collected.
22.0						OVM reading inside rods = 0.0 ppm
25						



Confidential Agreement
Product Development
Information

PROJECT NUMBER

130341.E0.01

BORING NUMBER

2

SHEET

1

OF 1

SOIL BORING LOG

PROJECT Premier Edible Oil Site

LOCATION on berm, east side of tank farm

ELEVATION _____

DRILLING CONTRACTOR

GOTEK EXPLORATIONS INC., TUALATIN, OR.

DRILLING METHOD AND EQUIPMENT

Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen

WATER LEVELS _____

START 5/21/98

FINISH 5/21/98

LOGGER

Bruce Brady-Heine

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS 6"-6"-6" (N)	SOIL DESCRIPTION SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	COMMENTS DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
5						Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples
15						Depth to water inside rods: 15.8' bgs
20	18.0				Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	Groundwater sample collected. OVM reading inside rods = 0.0ppm
25	22.0					



PROJECT NUMBER

130341.E0.01

BORING NUMBER

3

SHEET

OF 1

SOIL BORING LOG

PROJECT Premier Edible Oil Site LOCATION east of small tank farm containing diesel
ELEVATION _____ DRILLING CONTRACTOR GOTEH EXPLORATIONS INC., TUALATIN, OR.
DRILLING METHOD AND EQUIPMENT Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen
WATER LEVELS _____ START 5/21/98 FINISH 5/21/98 LOGGER Bruce Brady-Heine

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS 6"-6'-6" (N)	SOIL DESCRIPTION SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	COMMENTS DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
5						Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples
15						No soil samples collected from this boring.
20	18.0				Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	Groundwater sample collected. OVM reading inside rods = 3.2 ppm. Heavy sheen observed on water samples.
25	22.0					



this is a capital "O" letter.

PROJECT NUMBER 130341.E0.01	BORING NUMBER 4
SHEET 1 OF 1	
SOIL BORING LOG	

PROJECT Premier Edible Oil Site LOCATION east of maintenance shop.
ELEVATION _____ DRILLING CONTRACTOR GOOTEH EXPLORATIONS INC., TUALATIN, OR.
DRILLING METHOD AND EQUIPMENT Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen
WATER LEVELS _____ START 5/21/98 FINISH 5/21/98 LOGGER Bruce Brady-Henric

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS	SOIL DESCRIPTION	COMMENTS
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
5						Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples
						No soil samples collect from this boring.
15						
						18.0' b.g.s. Depth to water inside rods: 18.0'
20	18.0				Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	Groundwater sample collected. Ovm reading inside rods = 0.45 psi Light shears observed present on water samples.
	22.0					Location produced water recharging slowly.
25						



PROJECT NUMBER 130341.E0.01 BORING NUMBER 5 SHEET 1 OF 1

SOIL BORING LOG

PROJECT Premier Edible Oil Site LOCATION east of rail car loading rack
ELEVATION _____ DRILLING CONTRACTOR GOTEH EXPLORATIONS INC, TUALATIN, OR.
DRILLING METHOD AND EQUIPMENT Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen.
WATER LEVELS _____ START 5/21/98 FINISH 5/21/98 LOGGER Bruce Brady-Heine

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS 6"-6'-6" (N)	SOIL DESCRIPTION SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	COMMENTS DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
5	1.0	SS0.5	1.0		0.0 to 0.3' Asphalt	Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples Wet or oily stain observed at approximately 0.6'
	2.0	SS1.5	1.0		0.3 to 0.6' Fill sandy aggregate 0.6 to 2.0 Sand (SW) with fine gravel, gray, moist. gravel 1"-minus.	
15						
20	18.0				Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	Groundwater sample collected. OVM reading inside rod = 0.0ppm
	22.0					
25						



PROJECT NUMBER

130341.E0.01

BORING NUMBER

6

SHEET 1 OF 1

SOIL BORING LOG

PROJECT Premier Edible Oil SiteLOCATION South of waste treatment plant

ELEVATION _____

DRILLING CONTRACTOR GROTEK EXPLORATIONS INC., TUALATIN, OR.DRILLING METHOD AND EQUIPMENT Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen.

WATER LEVELS _____

START 5/21/98FINISH 5/21/98LOGGER Bruce Brady-Heine

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS 6"-6'-6" (N)	SOIL DESCRIPTION SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	COMMENTS DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
5	1.0	SS05	1.0		0.0 to 0.3 Asphalt AU	Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples No visual signs of staining observed.
	2.0	SS1.5	1.0		0.3 to 2.0 Sand (SW) brown moist loose, with fine gravel present.	
15						
20	18.0				Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	Groundwater sample collected. OUM reading inside rods = 0.0 ppm
	22.0					
25						



PROJECT NUMBER

130341.E0.01

BORING NUMBER

7

SHEET

1

OF 1

SOIL BORING LOG

PROJECT Premier Edible Oil Site LOCATION northeast corner of Process building
ELEVATION _____ DRILLING CONTRACTOR GOTECH EXPLORATIONS INC., TUALATIN, OR.
DRILLING METHOD AND EQUIPMENT Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen.
WATER LEVELS _____ START 5/22/98 FINISH 5/22/98 LOGGER Bruce Brady-Heine

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS 6"-6"-6" (N)	SOIL DESCRIPTION SOIL NAME, USCS GROUP, SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	COMMENTS DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
5	1.0	SS0.5	1.0		0.0 to 0.3' <u>Asphalt</u>	Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples
	2.0	SS1.5	1.0		0.3 to 1.0' <u>Fill, Sand (Sw)</u> with gravel, brown, moist, loose	
	4.0	SS3	2.0		1.0' to 4.0' <u>Sand (SP)</u> , brown moist, loose, occasional gravel encountered.	
15	16.0				16.0 to 18.0' <u>Sand (SP)</u> , gray, wet loose	stained soil present, strong odor observed.
	18.0	SS17	2.0			
20	22.0				Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	Groundwater sample collected. OVM reading inside rod = 60 ppm Heavy sheens present on water sample Depth to water inside rods = 17.8' bgs
25						

CH2MHILL

MEMORANDUM

To: _____ (OFFICE)

_____ (OFFICE)

_____ (OFFICE)

From: _____ (OFFICE)

Date: _____ Project No: _____

_____ (OFFICE)

Re: _____

_____ (OFFICE)

8

No access to location



PROJECT NUMBER

130341.E0.01

BORING NUMBER

9

SHEET

1 OF 1

SOIL BORING LOG

PROJECT Premier Edible Oil Site LOCATION inside containment wall - small tank
ELEVATION _____ DRILLING CONTRACTOR GOTEH EXPLORATIONS INC., TUALATIN, OR.
DRILLING METHOD AND EQUIPMENT Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen.
WATER LEVELS _____ START 5/22/98 FINISH 5/22/98 LOGGER Bruce Brady-Heine

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS 6"-6"-6" (N)	SOIL DESCRIPTION SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	COMMENTS DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
5	1.0	SS0.5	1.0		Linda Same as # 10 here	Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples
	2.0	SS1.5	1.0			
	4.0	SS3	2.0			
15	16.0				16.0 to 18.0' sand (SP), brown, moist to wet, loose, med to fine sand. Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	Odor present, grey staining present 16.5 to 18.0' b.g.s. Depth Groundwater sample collected. OVM reading inside rods = 30ppm Depth to water in rods = 16.6 bgs
20	18.0	SS17	2.0			
	22.0					
25						



PROJECT NUMBER 130341.E0.01 BORING NUMBER 10 SHEET 1 OF 1

SOIL BORING LOG

PROJECT Premier Edible Oil Site LOCATION in road between process building & tank
ELEVATION _____ DRILLING CONTRACTOR GOOTEH EXPLORATIONS INC., TUALATIN, OR.
DRILLING METHOD AND EQUIPMENT Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen
WATER LEVELS _____ START 5/22/98 FINISH 5/22/98 LOGGER Bruce Brady-Heine

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS 6"-6"-6" (N)	SOIL DESCRIPTION	COMMENTS
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)		SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
5	1.0	SS06	1.0		0.0 to 0.3' <u>Asphalt</u>	Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples
	2.0	SS1.5	1.0		0.3' to 1.0' <u>Fill</u> sand (sw) with gravel black, moist, loose.	
	4.0	SS3	2.0		1.0 to 4.0 <u>sand</u> (SP) fine to med brown, moist, loose	
15	16.0				16.0 to 18.0 <u>sand</u> (SP) fine to med, brown, moist to wet, loose.	Strong odor, grey stained soil from 17 to 18' bgs. Groundwater sample collected. OVM reading inside jar headspace = 385 ppm. Strong sheen present on samples. Driller noted possible globules of product in samples.
	18.0	SS17	2.0			
	22.0				Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	
25						



PROJECT NUMBER

130341.E0.01

BORING NUMBER

11

SHEET

OF 1

SOIL BORING LOG

PROJECT Premier Edible Oil Site LOCATION east end of office building parking
ELEVATION _____ DRILLING CONTRACTOR Grotek Explorations Inc., Tualatin, OR.
DRILLING METHOD AND EQUIPMENT Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen.
WATER LEVELS _____ START 5/21/98 FINISH 5/21/98 LOGGER Brice Brady-Horne

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS 6"-6"-6" (N)	SOIL DESCRIPTION SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	COMMENTS DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
5	1.0	SS0.5	1.0		0.0 to 0.3' Asphalt	Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples Stained soil present between 0.3' and 0.8' b.g.s.
	0.3 to 1.0				Sand (SW), brown, moist loose with fine gravel present.	
	2.0	SS1.5	1.0		1.0 to 2.0 Sand (SP), brown, moist loose, fine sand.	
15						
20	18.0				Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	Depth to water inside rods = 16.5' bgs Groundwater sample collected. OVM reading inside rods = 0.0 ppm
25	22.0					



PROJECT NUMBER

130341.E0.01

BORING NUMBER

12

SHEET

OF 1

SOIL BORING LOG

PROJECT Premier Edible Oil SiteLOCATION in roadway between office & tanks

ELEVATION

DRILLING CONTRACTOR

GOTEN EXPLORATIONS INC, TUALATIN, OR.

DRILLING METHOD AND EQUIPMENT

Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen.

WATER LEVELS

START

5/22/98

FINISH

5/22/98

LOGGER

Bruce Brady-Heine

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS 6"-8"-6" (N)	SOIL DESCRIPTION SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	COMMENTS DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
5	1.0	SS0.5	1.0		0.0 to 0.3' <u>Asphalt</u>	Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples Stained soil was observed approximately 0.5' b.g.s. about
	2.0	SS1.5	1.0		0.3' to 1.0' <u>Fill</u> , sand (SW) with gravel, black/gray, moist, loose	
	4.0	SS3	2.0		1.0 to 4.0' <u>Sand</u> (SP) fine to med, brown, moist, loose, wet zone from 3.0' to 3.4' bgs	
15						
20	18.0				Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	Depth to water inside rods = 16.6 bgs Groundwater sample collected. OVM reading inside rods = 0.5 pf
	22.0					
25						



PROJECT NUMBER

130341-EO-01

BORING NUMBER

13

SHEET

1 OF 1

SOIL BORING LOG

PROJECT Premier Edible Oil Site LOCATION at southwest corner of office building
ELEVATION _____ DRILLING CONTRACTOR GOTEH EXPLORATIONS INC., TUALATIN, OR.
DRILLING METHOD AND EQUIPMENT Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen
WATER LEVELS _____ START 5/21/98 FINISH 5/21/98 LOGGER Bruce Brady-Heine

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS 6"-6'-6" (N)	SOIL DESCRIPTION SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY, OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	COMMENTS DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
5						Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples No soil samples collected from this boring
15						
18.0					Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	Depth to water inside rods = 15.45 bgs
20						Groundwater sample collected. OVM reading inside rods = 20 ppm
22.0						
25						



Survey Work
and Under the
Ground

PROJECT NUMBER 130341.E0.01 BORING NUMBER 14 SHEET 1 OF 1

SOIL BORING LOG

PROJECT Premier Edible Oil Site LOCATION Southwest corner of large tank farm
ELEVATION _____ DRILLING CONTRACTOR GOTTEH EXPLORATIONS INC., TUALATIN, OR.
DRILLING METHOD AND EQUIPMENT Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen.
WATER LEVELS _____ START 5/21/98 FINISH 5/21/98 LOGGER Bruce Brady-Horne

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS 6"-6'-6" (N)	SOIL DESCRIPTION SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	COMMENTS DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
5	1.0	SS 0.5	1.0		0.0 <u>Only</u> Sand (SP), fine to med, brown, moist loose, minor gravel 1/2" minus present	Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples No visual signs of staining observed.
	2.0	SS 1.5	1.0			
15					Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	Groundwater sample collected. OVM reading inside rods = 0.0 ppm
	18.0					
20						
	22.0					
25						

CH2MHILL

MEMORANDUM

To: _____ (OFFICE)

(OFFICE)

(OFFICE)

From: _____ (OFFICE)

(OFFICE)

Date: _____ **Project No:** _____

(OFFICE)

Re: [REDACTED]

(OFFICE)

...may work
...Under the
...School.

#15
No access to location



PROJECT NUMBER 130341.E0.01 BORING NUMBER 116 SHEET 1 OF 1

SOIL BORING LOG

PROJECT Premier Edible Oil Site LOCATION east of containment berm in open area of large tank farm
ELEVATION _____ DRILLING CONTRACTOR GOOTECH EXPLORATIONS INC., TUALATIN, OR.
DRILLING METHOD AND EQUIPMENT Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen.
WATER LEVELS _____ START 5/21/98 FINISH 5/21/98 LOGGER Bruce Brady-Heine

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS 6"-6"-6" (N)	SOIL DESCRIPTION SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	COMMENTS DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
5	1.0	SS 0.5	1.0		0.0 to 2.0' Sand (SP), fine to med, brown, (loose, moist) with minor amount of small gravel 1"-minus	Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples No visual signs of staining observed
	2.0	SS 1.5	1.0			
15						
20	18.0				Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection	Groundwater sample collected.
25	22.0					



1211 1/2" DIA.
12" DIA. HOLE
12" DIA. HOLE

170 is a capital "O" letter.

PROJECT NUMBER 130341.E0.01	BORING NUMBER 17	SHEET 1	OF 1
SOIL BORING LOG			

PROJECT Premier Edible Oil Site LOCATION on farm, north of tank farm
ELEVATION _____ DRILLING CONTRACTOR GOTEN EXPLORATIONS INC., TUALATIN, OR.
DRILLING METHOD AND EQUIPMENT Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen.
WATER LEVELS _____ START 5/21/96 FINISH 5/21/96 LOGGER Bruce Brady-Heine

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS 6"-6"-6" (N)	SOIL DESCRIPTION SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	COMMENTS DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
5						Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples.
15						No soil sample collected from this boring.
18.0						Depth to water inside rods: 18.5'
20					Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	Groundwater sample collected. Driller noted septic odor to water.
22.0						
25						



PROJECT NUMBER

130341.E0.01

BORING NUMBER

18

SHEET

OF 1

SOIL BORING LOG

PROJECT Premier Edible Oil SiteLOCATION on berm, north of tank farm

ELEVATION _____

DRILLING CONTRACTOR GOTEH EXPLORATIONS INC., TUALATIN, OR.DRILLING METHOD AND EQUIPMENT Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen.WATER LEVELS _____ START 5/21/98 FINISH 5/21/98 LOGGER Bruce Brady-Heine

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS 6"-6"-6" (N)	SOIL DESCRIPTION SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	COMMENTS DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
5						Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples.
15						No soil samples collected from this boring.
18.0						Depth to water inside rods: 18.7' b.g.
20					Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	Groundwater sample collected. Drillers noted septic odor to water.
22.0						
25						



PROJECT NUMBER

130341-EO-01

BORING NUMBER

19

SHEET

OF 1

SOIL BORING LOG

PROJECT Premier Edible Oil SiteLOCATION Southwest of Warehouse building

ELEVATION

DRILLING CONTRACTOR GOTECH EXPLORATIONS INC., TUALATIN, OR.DRILLING METHOD AND EQUIPMENT Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen

WATER LEVELS

START 5/21/98FINISH 5/21/98LOGGER Bruce Brady-Heine

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS	SOIL DESCRIPTION	COMMENTS
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
				5"-6"-5" (N)	SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
5						Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ Ball Valve to collect groundwater samples
15						No soil samples collected from this boring
18.0						Depth to water inside rods: 17.0' bgs.
20					Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	Groundwater sample collected. OVM reading inside rods = 38 ppm. Strong odors noted from groundwater sample. Heavy sheen observed on sample.
22.0						
25						



PROJECT NUMBER

130341.E0.01

BORING NUMBER

46

SHEET

OF

SOIL BORING LOG

PROJECT Premier Edible Oil SiteLOCATION between #2 & #3 / east berm

ELEVATION

DRILLING CONTRACTOR GOTEH EXPLORATIONS INC., TUALATIN, OR.DRILLING METHOD AND EQUIPMENT Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen.

WATER LEVELS

START

5/22/98

FINISH

5/22/98

LOGGER

Bruce Brady-Horne

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS 6"-6'-6" (N)	SOIL DESCRIPTION SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	COMMENTS DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
5						Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples.
15						No soil samples collected from this boring.
18.0					Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	This location recharging very slowly. Need 65 minutes to collect enough water for sample.
22.0						Groundwater sample collected.
25						OM reading inside rods = 1.00 ppr



PROJECT NUMBER

130341.E0.01

BORING: 1BER

47

SHEET

OF 1

SOIL BORING LOG

PROJECT Premier Edible Oil SiteLOCATION between #1 & #2, on east barn

ELEVATION

DRILLING CONTRACTOR GOOTECH EXPLORATIONS INC., TUALATIN, OR.DRILLING METHOD AND EQUIPMENT Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen

WATER LEVELS

START 5/22/98 FINISH 5/22/98 LOGGER Bruce Brady-Heine

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS	SOIL DESCRIPTION	COMMENTS
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
				6"-6"-6" (N)	SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
5						Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples
15						No soil samples collected from this boring
20						Depth to water in rods = 27.5' hgs
						Groundwater sample collected. CVM reading inside rods = 0.5 ppm
25						

Probe driven to 26 feet below ground surface, pulled back to 22' to expose the screen from 22 to 26 s.g.s. for groundwater sample collection.

22.0

26

PROJECT NUMBER
130341.E0.01BORING NUMBER
48SHEET **1** OF **1**

SOIL BORING LOG

PROJECT Premier Edible Oil Site LOCATION in Northeast corner of property
ELEVATION _____ DRILLING CONTRACTOR GOTCH EXPLORATIONS INC., TUALATIN, OR.
DRILLING METHOD AND EQUIPMENT Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen
WATER LEVELS _____ START 5/22/98 FINISH 5/22/98 LOGGER Bruce Brady-Hen

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS 6"-6"-6" (N)	SOIL DESCRIPTION SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	COMMENTS DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
5						Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples
10						No soil samples collected from this boring
15						
18.0						Depth to water in rods = 17.8' b.g.
20					Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	Groundwater sample collected. OM reading inside rods = 0.0pp.
22.0						
25						

PROJECT NUMBER
130341.E0.01BORING NUMBER
49

SHEET 1 OF 1

SOIL BORING LOG

PROJECT Premier Edible Oil Site

LOCATION ^{in west of} along entrance roadway

ELEVATION DRILLING CONTRACTOR GOTECH EXPLORATIONS INC., TUALATIN, OR.

DRILLING METHOD AND EQUIPMENT Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen

WATER LEVELS START 5/22/98 FINISH 5/22/98 LOGGER Bruce Brady-Her

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS 6"-6'-6" (N)	SOIL DESCRIPTION SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	COMMENTS DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
5						Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples
10						No soil samples collected from this boring
15						
20	18.0				Probe driven to 22 feet below ground surface, pulled back to 18.0 to expose the screen from 18.0 to 22.0 b.g.s. for groundwater sample collection.	Groundwater sample collected. O.M. reading inside rods = 0.5 pp.
25	22.0					
	22.0					

(8.30)

REV 11/89 FORM D1586

SCHN00163738



PROJECT NUMBER
130341.E0.01

BORING NUMBER
50

SHEET **1** OF **1**

SOIL BORING LOG

PROJECT **Premier Edible Oil Site**

LOCATION **east of hydrogen plant**

ELEVATION _____ DRILLING CONTRACTOR **GEOTECH EXPLORATIONS INC., TUALATIN, OR.**

DRILLING METHOD AND EQUIPMENT **Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screens**

WATER LEVELS _____ START **5/21/98** FINISH **5/21/98** LOGGER **Bruce Brady-Heine**

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS 6"-6'-6" (N)	SOIL DESCRIPTION SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	COMMENTS DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
5						Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples
15						No soil samples collect from this boring.
18.0					Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	Groundwater sample collected. OVM reading inside rods = 0.0 ppm
22.0						
25						



this is a capital "O" letter.

PROJECT NUMBER 130341.EO.01	BORING NUMBER 60	SHEET 1	OF 1
SOIL BORING LOG			

PROJECT Premier Edible Oil Site LOCATION Eastern property boundary
ELEVATION _____ DRILLING CONTRACTOR GROTEK EXPLORATIONS INC., TUALATIN, OR.
DRILLING METHOD AND EQUIPMENT Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen.
WATER LEVELS _____ START 5/22/98 FINISH 5/22/98 LOGGER Bruce Brady-Heine

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS 6"-6"-6" (N)	SOIL DESCRIPTION SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	COMMENTS DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
5						Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples.
15						No soil samples collected from this boring.
20	18.0				Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	Groundwater sample collected. OVM reading inside rods = 115 ppm. Heavy sheen present on water samples.
25	22.0					

Well Completion Diagrams



CH2MHILL

PROJECT NUMBER
130341.EO.01

BORING NUMBER
MW01

SHEET 1 OF 1

WELL COMPLETION DIAGRAM

PROJECT : Premier Edible Oils

LOCATION : ESE of hydrogen plant (location 16)

ELEVATION : 95.15 ft

DRILLING CONTRACTOR : Geo-Tech Explorations

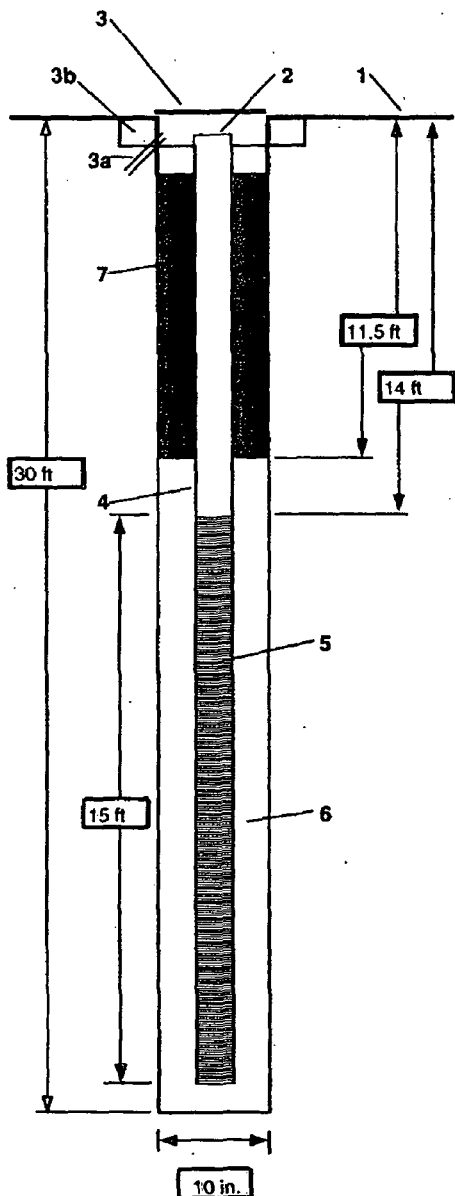
DRILLING METHOD AND EQUIPMENT USED : HSA

WATER LEVEL 14.12 ft BTOC 5/28/98

START : 5/26/98

END : 5/26/98

LOGGER B. Brody-Heine



- 1- Ground elevation at well 95.15 ft
- 2- Top of casing elevation 94.80 ft
- 3- Wellhead protection cover type Sherwood monument
- a) drain tube? no
- b) concrete pad dimensions 1.5 ft
- 4- Diameter/type of well casing 2-inch Sch. 40 PVC flush threaded
- 5- Type/slot size of screen Sch. 40 PVC/0.010-inch slot
- 6- Type screen filter 10-20 Colorado Silica
- a) Quantity used 13 - 50# sacks
- 7- Type of seal 3/4-inch Bentonite chips
- a) Quantity used 7 - 50# sacks
- b) Top of seal 1.5 ft bgs

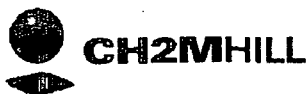
Development method

Development time

Estimated purge volume

Comments 4-inch end cap below screen

SCHN00163742



PROJECT NUMBER
130341.EO.01

BORING NUMBER
MW02

SHEET 1 OF 1

WELL COMPLETION DIAGRAM

PROJECT: Premier Edible Oils

LOCATION: W of warehouse (location 19)

ELEVATION: 96.11 ft

DRILLING CONTRACTOR: Geo-Tech Explorations

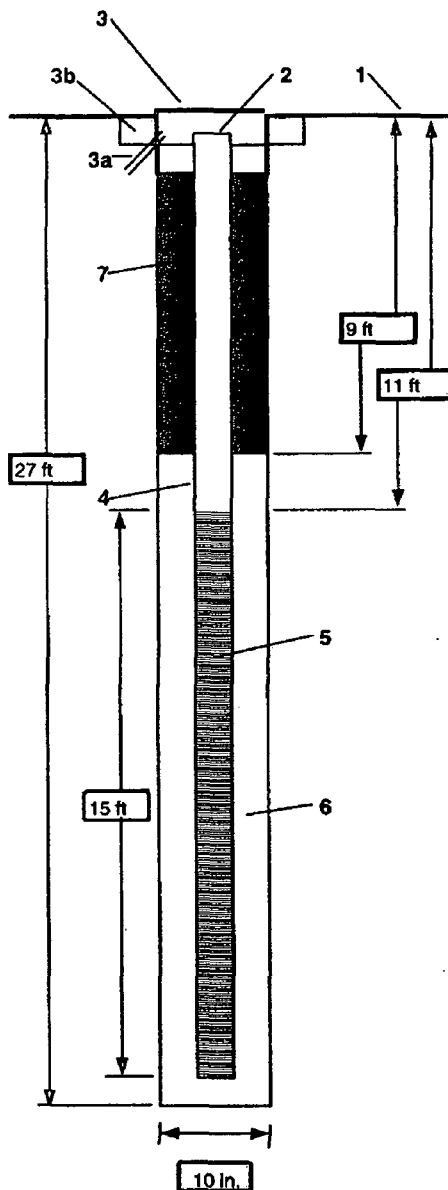
DRILLING METHOD AND EQUIPMENT USED: HSA

WATER LEVEL 14.47 ft BTOC 5/28/98

START: 5/26/98

END: 5/26/98

LOGGER B. Brody-Heine



- 1- Ground elevation at well 96.11 ft
- 2- Top of casing elevation 95.76 ft
- 3- Wellhead protection cover type Sherwood monument
 - a) drain tube? no
 - b) concrete pad dimensions 1.5 ft
- 4- Diameter/type of well casing 2-inch Sch. 40 PVC flush threaded
- 5- Type/slot size of screen Sch. 40 PVC/0.010-inch slot
- 6- Type screen filter 10-20 Colorado Silica
 - a) Quantity used 14 - 50# sacks
- 7- Type of seal 3/4-inch Bentonite chips
 - a) Quantity used 5 - 50# sacks
 - b) Top of seal 1.5 ft bgs

Development method _____

Development time _____

Estimated purge volume _____

Comments 4-inch end cap below screen

SCHN00163743

WELL COMPLETION DIAGRAM

PROJECT : Premier Edible Oils

LOCATION : E of railcar loading racks (location 5)

ELEVATION : 96.48 ft

DRILLING CONTRACTOR: Geo-Tech Explorations

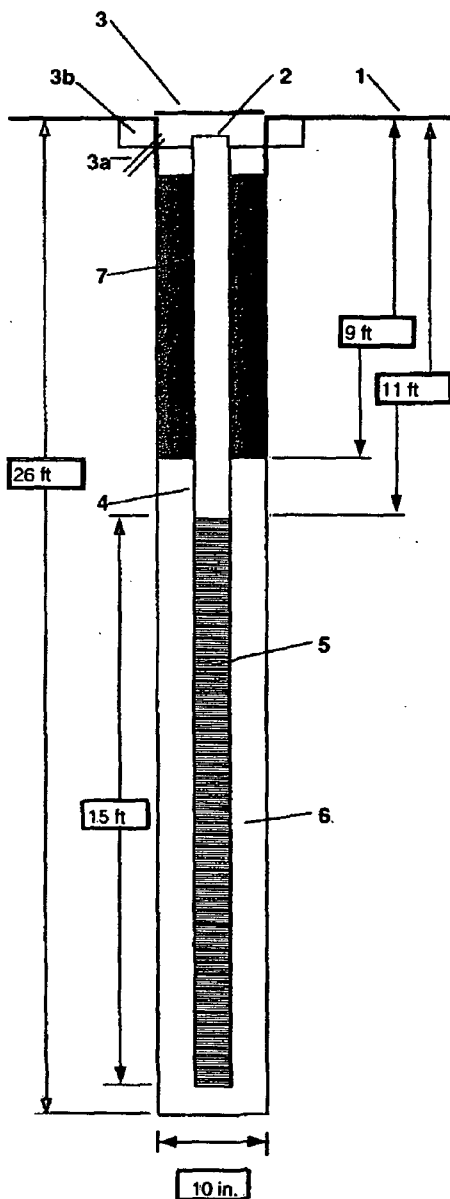
DRILLING METHOD AND EQUIPMENT USED : HSA

WATER LEVEL 15.71 ft BTOC 5/28/98

START : 5/26/98

END : 5/26/98

LOGGER B. Brody-Heine



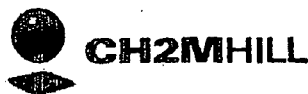
- 1- Ground elevation at well 96.48 ft
- 2- Top of casing elevation 96.24 ft
- 3- Wellhead protection cover type Sherwood monument
- a) drain tube? no
- b) concrete pad dimensions 1.5 ft
- 4- Diameter/type of well casing 2-inch Sch. 40 PVC flush threaded
- 5- Type/slot size of screen Sch. 40 PVC/0.010-inch slot
- 6- Type screen filter 10-20 Colorado Silica
- a) Quantity used 15 - 50# sacks
- 7- Type of seal 3/4-inch Bentonite chips
- a) Quantity used 5 - 50# sacks
- b) Top of seal 1.5 ft bgs

Development method

Development time _____

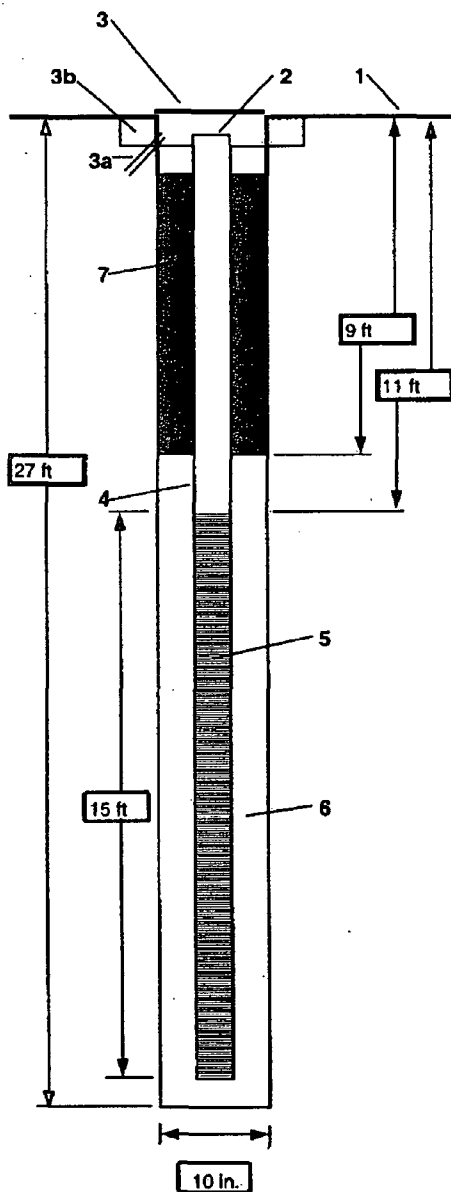
Estimated purge volume _____

Comments	4-inch end cap below screen
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PROJECT NUMBER 130341.EO.01	BORING NUMBER MW04
SHEET 1 OF 1	
<h2 style="margin: 0;">WELL COMPLETION DIAGRAM</h2>	

PROJECT : Premier Edible Oils	LOCATION : N of maintenance shop (location 3)
ELEVATION : 96.24 ft	DRILLING CONTRACTOR : Geo-Tech Explorations
DRILLING METHOD AND EQUIPMENT USED : HSA	
WATER LEVEL 14.75 ft BTOC 5/28/98	START : 5/27/98 END : 5/27/98 LOGGER B. Brody-Heine



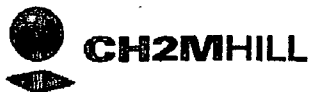
- 1- Ground elevation at well 96.24 ft
- 2- Top of casing elevation 95.94 ft
- 3- Wellhead protection cover type Sherwood monument
 - a) drain tube? no
 - b) concrete pad dimensions 1.5 ft
- 4- Diameter/type of well casing 2-inch Sch. 40 PVC flush threaded
- 5- Type/slot size of screen Sch. 40 PVC/0.010-inch slot
- 6- Type screen filter 10-20 Colorado Silica
 - a) Quantity used 14 - 50# sacks
- 7- Type of seal 3/4-inch Bentonite chips
 - a) Quantity used 6 - 50# sacks
 - b) Top of seal 1.5 ft bgs

Development method _____

Development time _____

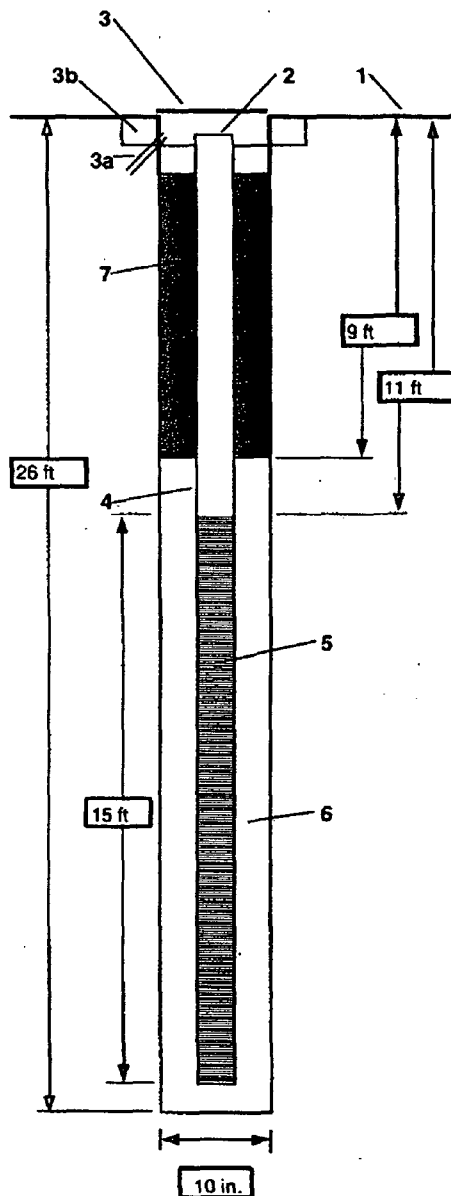
Estimated purge volume _____

Comments 4-inch end cap below screen



PROJECT NUMBER 130341.EO.01	BORING NO. ER MW05	SHEET 1 OF 1
WELL COMPLETION DIAGRAM		

PROJECT : Premier Edible Oils	LOCATION : just N of process bldg (location 10)
ELEVATION : 96.21 ft	DRILLING CONTRACTOR : Geo-Tech Explorations
DRILLING METHOD AND EQUIPMENT USED : HSA	
WATER LEVEL 15.33 ft BTOC 5/28/98	START : 5/27/98 END : 5/27/98 LOGGER B. Brody-Heine



- 1- Ground elevation at well 96.21 ft
- 2- Top of casing elevation 95.85 ft
- 3- Wellhead protection cover type Sherwood monument
 - a) drain tube? no
 - b) concrete pad dimensions 1.5 ft
- 4- Diameter/type of well casing 2-inch Sch. 40 PVC flush threaded
- 5- Type/slot size of screen Sch. 40 PVC/0.010-inch slot
- 6- Type screen filter 10-20 Colorado Silica
 - a) Quantity used 13 - 50# sacks
- 7- Type of seal 3/4-inch Bentonite chips
 - a) Quantity used 6 - 50# sacks
 - b) Top of seal 1.5 ft bgs

Development method _____

Development time _____

Estimated purge volume _____

Comments 4-inch end cap below screen

Well Development



MEMORANDUM

1/3

To: Bill Cobb/Bridgewater (OFFICE)

From: Mark Wirganowicz (OFFICE)

Date: 6/10/98 Project No. 130341.EO.01 (OFFICE)

Re: monitoring well development by
Mike Abbott & Barry Collom (OFFICE)

Confidential! Attorney Work (OFFICE)

Product Prepared Under the (OFFICE)

Direction of Counsel. (OFFICE)

Premier Edible Oils

monitoring wells MW-1 through MW-5 developed 6/8 - 6/9/98
using surge block and peristaltic pump

MW-1

total gallons purged = 98

final parameters: specific conductance = 133 μ mhos/cm

temp. = 14.1 °C

pH = 6.41

turbidity = 4.4 NTUs

description = clear, colorless

MW-2

total gallons purged = 55

final parameters = spec. cond. = 522 μ mhos/cm

temp. = 17.1

pH = 6.22

turbidity = 6 NTUs

description = hint of yellow color, clear,
very light sheen, light odor



REV 7/84 FORM 3

SCHN00163748



MEMORANDUM

3/3

To: _____ (OFFICE)

(OFFICE)

From: _____ (OFFICE)

Date: _____ Project No. 138341, EO. 81

Confidential Attorney Work (OFFICE)

Product Prepared under the (OFFICE)

Direction of Counsel. (OFFICE)

Re: _____ (OFFICE)

OBSERVATIONS DURING DEVELOPMENT

(OFFICE)

MW-1 : no sheens, no odor during development

MW-2 : thin layer of product on water column (~ 1/16")
prior to development, strong diesel/kerosene
odor, sheens especially on sand

MW-3 : oil sheen as small dots and streaks of
iridescence, diesel/kerosene(?) odor

MW-4 : sheen observed with small globules ~ 1/16 - 1/8"
diameter, gasoline odor

MW-5 : sheen, gasoline odor

DRUM INVENTORY

Drums labeled with well IDs, as development water, date,
and number of gallons; drums left on-site near their
respective wells; 3 empty drums left on site, one has large
crease near bottom, recommend not for liquids

MW-1 : 2 drums (1 full, 1 with ~ 46 gallons)

MW-2 : 1 drum, full

MW-3 : 2 drums (1 full, 1 with ~ 15 gallons)

MW-4 : 1 drum, full

MW-5 : 1 drum, full

TOTAL = 7 drums, ~ 336 gallons



REV 7/84 FORM 3

SCHN00163750

CH2M HILL WELL DEVELOPMENT FIELD LOG

Schnitzer

Well I.D.: MW1

Client: Premier Edible Oils	Well Dia (in.): 2
Project #:	Sand Pack Dia (in.): 10"
Developed By: MOA, BEC	Bore Hole Dia (in.): 10"
Total Gallons Removed: 98	
Standing Well Volume (gallons @ 30% porosity): $27 - 12.79 \times .17 = 2.4$ gallons (Casing)	
$15' \times 3.92 \times .3 = 17.6$ gallons - Sand Pack $17.6 + 2.4 = 20 \text{ gal}$	
Start: Date 6/18/98 Time: 10:48	DTW (ft. from TOC): 12.79 Total Depth (ft. from TOC):
Stop: Date 1/1 Time:	DTW (ft. from TOC): Total Depth (ft. from TOC): ~27

Development Method / Comments:

Peristaltic Pump w/ 1/2" Poly tubing & surge block on bottom of tubing

Turbidity									
Time	DTW ft. from TOC	Volume Removed (gallons)	Spec. Cond. (micromhos/cm)	Temp. (°C)	Ph	NTU's	Purge Rate (gal/min)	Surging (Y/N)	Near Continuous Surging of ALL 15' of Screen Clarity/ Color/Remarks
1048	12.79	0						Y	Initial Surging
1058									Yellow-Brown very cloudy bottom
1057		2	121	15.0	6.19	—	.66	Y	A 100% pump speed self-cleaning
1105	12.98	10	117	13.4	6.30	—	1.0	Y	Yellow-Brown cloudy Bottom of bucket
1114	12.97	20	116	14.1	6.35	900	1.1	Y	100% Yellow-Brown cloudy very fine sand
1122	12.93	30	124	13.6	6.36	470	1.25	Y	100% " " " cloudy
1130	12.97	40	122	13.7	6.41	330	1.25	Y	100% Yellow brown cloudy very fine sand
1139	12.90	50	128	13.7	6.41	795	1.1	Y	100% Pump Speed less sand, cloudy
1149	12.92	60	126	13.9	6.43	475	1.0	Y	" Yellow-Brown very little sand, cloudy
1159	12.93	70	121	14.0	6.43	500	1.0	Y	" " "
1204								N	END Surging
1208	12.92	80	122	14.4	6.40	600	1.0	N	50% Pump Speed Pump suction top 1' of water column
1221	12.89	90	131	14.3	6.42	37	.8	N	" Slight 1/4 90% Cloudy no sand
1224									Turned Pump down to 40%
1234	12.83	98	133	14.1	6.41	4.4	.8	N	40% Pump Speed Clear Colorless
END									

* measured @ .5 gpm ??

CH2M HILL WELL DEVELOPMENT FIELD LOG

Schnitzer Well I.D.: *MW 2*

Client: <i>Premier Edible Oils</i>	Well Dia.(in.): <i>2</i>
Project #:	Sand Pack Dia (in.): <i>10" x 15'</i>
Developed By: <i>mda, BEC</i>	Bore Hole Dia (in.): <i>10"</i>
Total Gallons Removed: <i>55</i>	
Standing Well Volume (gallons @ 30% porosity): $(27 - 15.43) \times .17 = 2$ in well casing	
$15 \times 3.92 \times .3 = 17.6$ gal. in Sand Pack $17.6 + 2 = 19.6$	
Start: Date <i>6/19/98</i> Time:	DTW (ft. from TOC): <i>15.43</i> Total Depth(ft. from TOC):
Stop: Date <i>1/1</i> Time:	DTW (ft. from TOC): Total Depth(ft. from TOC):
Development Method / Comments: <i>Peristaltic Pumps w/ 1/2" Poly Tubing And Surge block 6" from end of Tubing.</i>	

Time	DTW ft. from TOC	Volume Removed (gallons)	Spec. Cond. (micromohs/cm)	Temp. (oC)	Ph	Turbidity NTU	Purge Rate (gal/min)	Surging (Y/N)	Almost Continuous Surging of Screen Area during Surging Clarity/ Color/Remarks
<i>1400</i>	<i>15.43</i>	<i>0</i>						<i>Y</i>	<i>STRONG Kerosene Odor</i>
<i>1403</i>	<i>—</i>	<i>1</i>	<i>561</i>	<i>19.3</i>	<i>6.04</i>	<i>—</i>		<i>Y</i>	<i>olive-grey - very cloudy, lots of 100% pump sand NO screen</i>
<i>1416</i>	<i>15.45</i>	<i>10</i>	<i>550</i>	<i>16.8</i>	<i>6.03</i>	<i>—</i>	<i>.8</i>	<i>Y</i>	<i>NO screen on top of water but heavy screen in sand in bottom of cap/bucket</i>
<i>1430</i>	<i>15.25</i>	<i>20</i>	<i>545</i>	<i>16.8</i>	<i>6.07</i>	<i>—</i>	<i>.7</i>	<i>Y</i>	<i>very little screen on top of water - heavy in black sand in bottom of bucket - olive green</i>
<i>1443</i>	<i>15.20</i>	<i>30</i>	<i>542</i>	<i>16.8</i>	<i>6.15</i>	<i>500</i>	<i>.8</i>	<i>Y</i>	<i>less sand, same otherwise less turbid</i>
<i>1451</i>	<i>—</i>	<i>35</i>				<i>32</i>		<i>N</i>	<i>slightly cloudy, screen colorless</i>
<i>1458</i>	<i>15.21</i>	<i>40</i>	<i>535</i>	<i>17.0</i>	<i>6.26</i>	<i>14</i>	<i>.7</i>	<i>N</i>	<i>slightly cloud, screen colorless no sand</i>
<i>1305</i>	<i>—</i>	<i>45</i>	<i>527</i>	<i>17.0</i>	<i>6.25</i>	<i>11</i>	<i>.7</i>	<i>N</i>	<i>very slightly cloudy, colorless screen</i>
<i>1313</i>	<i>15.15</i>	<i>50</i>	<i>527</i>	<i>17.0</i>	<i>6.24</i>	<i>9</i>	<i>.7</i>	<i>N</i>	<i>" " "</i>
1313 <i>1313</i>		55						<i>N</i>	<i>70% Pump Speed</i>
1325 <i>1325</i>	<i>14.95</i>	<i>55</i>	<i>522</i>	<i>17.1</i>	<i>6.12</i>	<i>6</i>	<i>.4</i>	<i>N</i>	<i>" Hint of yellow in water</i>
<i>end.</i>									

Checked for floating product w/BA:ler and before developing well
1/32 - 1/16" layer of product on top of well. Strong Diesel/Kerosene
ODOR - light Amber in Color.

CH2M HILL WELL DEVELOPMENT FIELD LOG

brings from

70°F, clear, west

Schmitzer

Well I.D.: MW3

Client: Premier Edible Oils	Well Dia (in.): 2
Project #:	Sand Pack Dia (in.): 10 x 15
Developed By: mda, BEC	Bore Hole Dia (in.): 10
Total Gallons Removed: 69	
Standing Well Volume (gallons @ 30% porosity): $(26 - 14.19) \times .17 = 2.0 \text{ gal} - \text{Casing}$	
$15 \times 3.92 \times .3 = 17.6 \text{ gal} / \text{Sand Pack}$ $17.6 + 2 = 19.6 \text{ per Vol.}$	
Start: Date 6/8/98 Time: 0739	DTW (ft. from TOC): 14.19 Total Depth (ft. from TOC):
Stop: Date 1/1 Time:	DTW (ft. from TOC): Total Depth (ft. from TOC): ~26
Development Method / Comments: Peristaltic Pump w/ 1/2" Poly tubing. Attached Surge Block 6" from bottom of tubing.	

Time	DTW ft. from TOC	Volume Removed (gallons)	Spec. Cond. (micromhos/cm)	Temp. (°C)	Ph	Eh	Purge Rate (gal/min)	Surging (Y/N)	Clarity/ Color/Remarks
14:00	14.19	0						Y	Surged Almost Casually entire Screen length
14:05	Pump on							Y	50% Pump Speed Brown, Very Cloudy
14:07	14.32	1.5	393	16.2	6.40			Y	50%, Very Cloudy, Brown Sheen/dry fin
14:09								Y	100% Pump Speed lots of Sand 1/2"
14:15		5						Y	100% olive-brown very fine
		10	372	14.9	6.46			Y	Pump Cloudy, Sheen sand w/ silt
14:28	14.45	15					.66	Y	lots of very fine Sand still
14:35	14.42	20	368	14.7	6.45		.66	Y	" " " " " " (Sheen)
14:47	14.45	30	364	14.7	6.43		.8	Y	Sheen, lots of fine Sand, Olive-Brown
14:58	14.43	40	364	14.7	6.44		.8	Y	less Sheen, less Sand, Olive-Brown
15:10	14.45	50	357	14.6	6.46	600	.8	Y	Sheen, very little Sand, Olive-Brown
15:11	end Surge							N	Section in top 1' of water Column.
15:20		58	360	14.6	6.46	122		N	Sheen? No Sand, Tan
15:20		58					0.4	N	slowed pump to 40%
15:37	14.32	65	355	15.3	6.42	11.5	00.4	N	NO Sheen, Almost Clear
15:50	14.31	69	361	15.4	6.44	9.7	0.4	N	Colorless
END					6.				
									Over-Diesel/Kerosene?

Note: Oil Sheen evident in Purge cup as small dots or streak of iridescences. May be coming in with the Sand.
 Sand is black.

CH2M HILL WELL DEVELOPMENT FIELD LOG

Schnitzer

Well I.D.: MW4

Client: Premier Edible Oils	Well Dia (in.): 2
Project #:	Sand Pack Dia (in.): 10"x15"
Developed By:	Bore Hole Dia (in.): 10"
Total Gallons Removed: 55	
Standing Well Volume (gallons @ 30% porosity): $(27 - 13.76) \times .17 = 2.3 \text{ gal. CASINS}$	
$15 \times 3.92 \times .3 = 17.6 \text{ Sand Pack} + 2.3 = 19.9 \text{ gallons}$	
Start: Date 6/9/98	Time: 0830 DTW (ft. from TOC): 13.76 Total Depth (ft. from TOC):
Stop: Date 1/1	Time: DTW (ft. from TOC): Total Depth (ft. from TOC): ~27
Development Method / Comments: Peristaltic Pump w/ 1/2" Poly Tubing & Surge Block Attached to Bottom of Tubing.	

Time	DTW ft. from TOC	Volume Removed (gallons)	Spec. Cond. (micromhos/cm)	Temp. (oC)	Ph	Turns NTUs	Purge Rate (gal/min)	Surging (Y/N)	Almost Continuous Surging of Entire Screen During Surging periods Clarity/ Color/Remarks
0847	13.76							Y	olive-grey
0853	Amper							Y	50% pump speed, Very Cloudy
0854								Y	100% pump speed, "Black"
0857	13.91	~4	277	13.4	6.54	-		Y	Screen, Very fine sand, Cloudy
0906	13.78	12	276	13.2	6.66	-	.9	Y	Screen, sand, Cloudy, Gasoline odor?
0922	13.81	20	430	13.1	6.67	-	.5	Y	Same
0928		25						Y	100% Same NO sand
0934	13.78	30	398	13.4	6.75	20	.8	NO	Slightly Cloudy, Colorless NO Screen
0937									NO Screen
0946	13.78	40	381	13.4	6.73	5.9	5.9 .8	N	Gasoline Odor NO Screen
0956	13.80	50	378	13.3	6.70	2.9	1.0	N	Same
1001	13.79	55	end						

Note: Screen is seen in purge cup as small dots about 1/16 - 1/8" dia.

SCHN00163754

CH2M HILL WELL DEVELOPMENT FIELD LOG

Schmitzer

Well I.D.: MWS

Client: Premier Edible Oils		Well Dia. (in.): 2							
Project #:		Sand Pack Dia (in.): 10" x 15"							
Developed By: mda, BEC		Bore Hole Dia (in.): 10"							
Total Gallons Removed: 55									
Standing Well Volume (gallons @ 30% porosity) $(26-14) \times .17 = 2$									
Sand Pack = $15 \times 3.92 \times .3 = 17.6$ $17.6 + 2 = 19.6$									
Start: Date 6/19/98		Time: 10:21 DTW (ft. from TOC): 14.00 Total Depth (ft. from TOC):							
Stop: Date 1/1		Time: DTW (ft. from TOC): Total Depth (ft. from TOC): ~26							
Development Method / Comments: Peristaltic Pump w/ 1/2" Poly tubing & Surge block Attached 6" From Bottom of Tubing									
Time	DTW ft. from TOC	Volume Removed (gallons)	Spec. Cond. (micromhos/cm)	Temp. (oC)	Ph	Purge Rate (gal/min)	Surging (Y/N)	Clarity/ Color/Remarks	
1033							Y	Almost Continuous Surging of entire Screen.	
1035	Pump on						Y	100% Pump Speed. olive gray	
↓							Y	SAND,	
1041	—	~3	343	14.6	6.32	—	~1	Y	Sheen, olive-gray, lot of fine black sand
1047	14.12	10	366	14.2	6.40	—	~1	Y	GASOLINE odor, Cloudy
1058	14.15	20	367	14.0	6.37	—	~1	Y	SAME less Sand
1111	14.11	30	375	14.1	6.36	~.8	Y	SAME less Sand	
1118	14.14	35	end Surging			~.8	Y	" " "	
1123	14.13	40	372	14.2	6.39	150	~1	N	less Sheen, less cloudy NO SAND
1123	Pump to 50% speed								less Color Gasoline odor
11:31	14:10	45	356	14.5	6.37	15	0.6	N	very slightly cloudy Gasoline
1141	14:09	50	351	14.6	6.35	7.5	.5	N	No Sheen, Colorless, odor
1151	14:09	55	353	14.5		5	.5	N	Almost clear No Sheen Colorless Gasoline odor
End									Clear, Colorless No Sheen, Gasoline odor

Note: Checked well with Bailer before starting
No Visible Floating Product.

SCHN00163755

Survey Information

DOCUMENT2

4

SCHN00163756

Premier Edible Oils
Adjusted Elevations of Monitor Wells

Well ID	Location	Previous Assumed Elevation	NGVD 29 Elevation
MW-1	Casing	95.15	30.97
	PVC	94.80	30.62
MW-2	Casing	96.11	31.93
	PVC	95.76	31.58
MW-3	Casing	96.48	32.30
	PVC	96.24	32.08
MW-4	Casing	96.24	32.06
	PVC	95.94	31.76
MW-5	Casing	96.21	32.03
	PVC	95.85	31.67

BM
HLM - 61

Assumed
96.36

NGVD 29
32.18

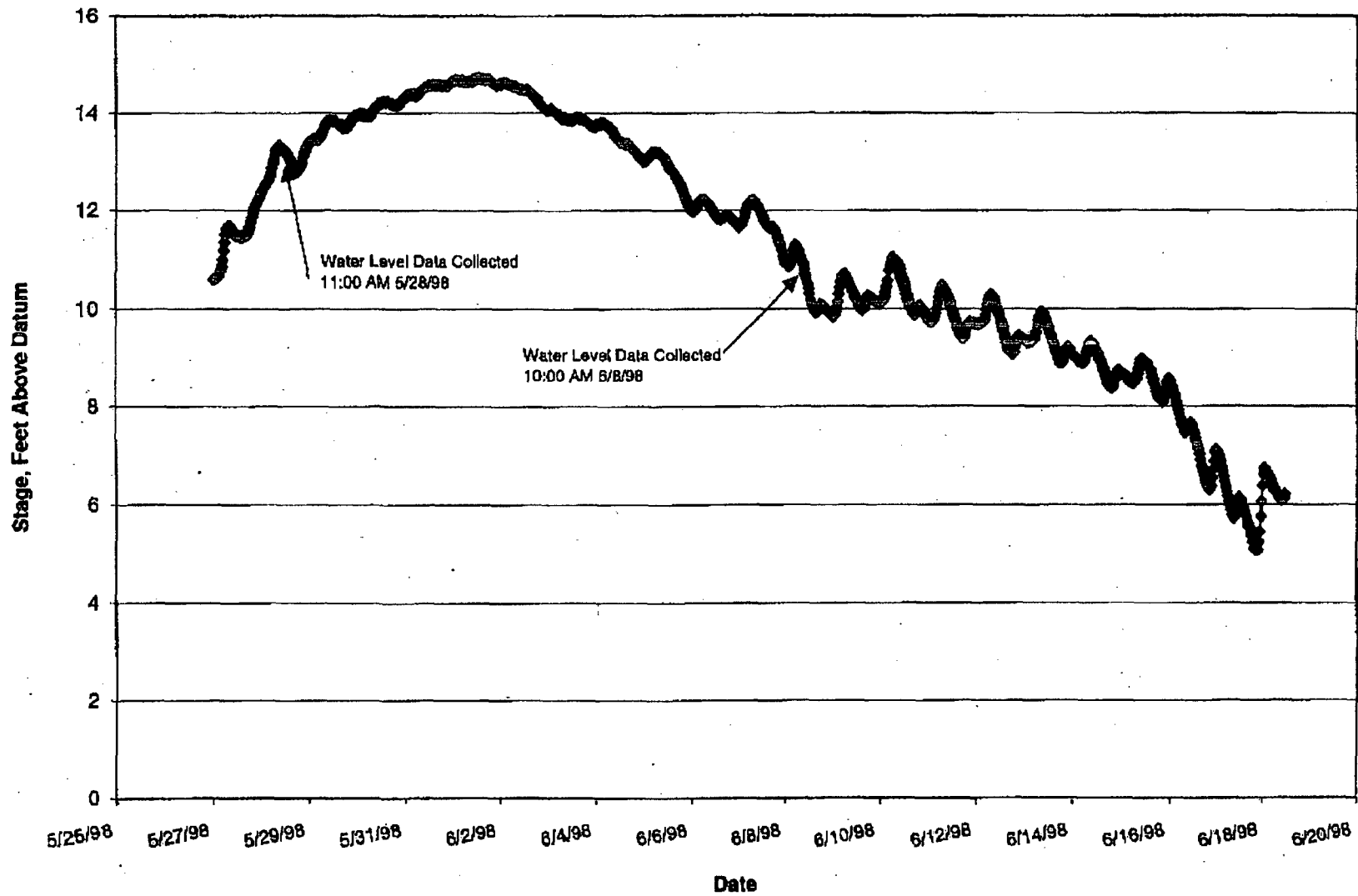
Difference
64.18

Fax # 973-4069

To: Bill Cobb
Bridgewater Group
From Bruce Brady-Heine
12/13/99

Willamette River Stage
Morrison Bridge, Portland

9



06/22/98 17:00 P.002/002

SCHN00163758



MEMORANDUM

To: Bruce B-H

(OFFICE)

(OFFICE)

(OFFICE)

(OFFICE)

(OFFICE)

(OFFICE)

From: M.W.

Date: 5/28/98 Project No. 13p341.ED.01

Re: monitoring well water levels

10:20 MW-5 DTW= 15.33-ft BTOC

no odor, no sheen, PVC shavings

10:25 MW-1 DTW= 14.12 ft BTOC

no odor, no sheen, PVC shavings

10:25 MW-3 DTW= 15.71 ft BTOC

no odor, no sheen, PVC shavings

10:45 MW-4 DTW= 14.75 ft BTOC

odor, no sheen, PVC shavings

10:55 MW-2 DTW= 14.47 ft BTOC

product on probe, slimy appearance, strong odor
no sheen, ~1" product on water

11:10 dock DTW= 14.40 ft below top of web on
N side of dock

Confidential Attorney Work
Product Prepared Under the
Direction of Counsel.

REV 7/84 FORM 3

SCHN00163759

Premier Edible Oils
130341.EO.01

Top of PVC casing elevations (feet, site assumed)

MW-1	94.80
MW-2	95.76
MW-3	96.24
MW-4	95.94
MW-5	95.85

Depth to Groundwater in Monitoring Wells (feet BTOC)

Date	MW-1	MW-2	MW-3	MW-4	MW-5
05/28/98	14.12	14.47	15.71	14.75	15.33

Groundwater Elevations (feet)

MW-1	MW-2	MW-3	MW-4	MW-5
80.68	81.29	80.53	81.19	80.52

GW-16	GW-19	GW-5	GW-3	GW-10
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SCHN00163760

Field Notes and Methods Description

Premier Edible Oils

Confidential Attorney Work
Product Prepared Under the
Direction of Counsel.

5/20/98

Mark Wirganowicz / CH2M HILL

to arrive on site

site conditions: showers, calm, ~ 60°F

purpose: meet with Bill Cobb / Bridgewater Group and
Carson Smith / Locates Down Under for utility locates
at site

by the time I arrived, Bill & Carson had already checked
for underground utilities at most sampling locations and
Carson had marked all existing utilities that he could
pick-up

walked site with Bill; he pointed out additional / optional
geoprobe locations

1550 Bill & I leave site; Carson remains to finish and pack-up

Mark Wirganowicz

② 5/21/98 Premier Edible Oils

Confidential Attorney Work
Product Prepared Under the
Direction of Counsel

130341.EO.01

720 Mark Wirjanowicz on site
Geo-Tech on site - Tom Wilson (driller)
Mike Kedzmes (helper)

site conditions: overcast, calm, ~55°F
purpose: geoprobe soil & groundwater sampling

755 drillers get set up at location 17

800 hold H&S briefing; discuss contaminants detected at site,
route to hospital, emergency phone #'s in H&S Plan,
always wear hard hats, gloves, eyeglasses, steel toed boots,
have cell phone available

835 TVA-1000 calibration, let warm-up for 15 mins
response factors for FID & PID set at 1.00
gas concs. = 100 ppm for methane & isobutylene
1.5 LPM regulator HAZCO R7159
T-tube
isobutylene = 100 ppm, lot # 3-138, fill date: 2/19/96
methane: 100 ppm, lot 32875, mfg date: 11/91
FID flame won't ignite

815 start probing at loc. 17

(17)
0625

820 probe at 22 ft, DTW = 18.5 ft
will collect VoAs, PAH, TPH-G, TPH-D

825 start collecting GW samples, driller notes septic odor to water

photo #1: loc. 17 looking NE

835 start pulling rods

835 Bruce Brady - Heine/CETM HPLC arrives

840 start probing at loc. 18

photo #2: loc. 18 looking NE
#3: loc. 18 looking NW

(18)
0655

5/21/98

Edible Oils

130341.E0

(3)

Confidential Attorney Work
Product Prepared Under the
Direction of Counsel.

0850 probe at 22 ft, DTW = 18.7 ft

breathing space 0.00 ppm on PID
FID will not light

0855 starting GW sampling
VOC, TPH-D, TPH-G, PAH

septic odor to water

0900 pull probe from loc. 18

0910 start probing at loc. 01

(#1)
0920

0915 probe at 22 ft, DTW = 18.8 ft (mud hole)
photo #4: loc. 01 looking S

0920 start GW sampling
VOC, PAH, TPH-G, TPH-D

groundwater measured at 14.8' bgs
(sitting inside probe may have
caused high reading)

breathing space 0.00 ppm on PID
downhole 0.00 ppm

0945 moved to loc. #2 and started probing

(#2) 1000

began to drizzle

breathing zone space 0.00 ppm PID
downhole 0.00 ppm PID

1000 started GW sampling VOC, PAH, TPH-G, TPH-D

depth to water measured at
15.8' bgs

photo #5: loc. 02 looking SW
#6: loc. 02 " W

1010 start pulling probe at loc. 02

1020 started geoprobing at loc. #3

(#3) 1030

1030 breathing space 0.2 ppm
down hole 3.2 ppm

started GW sampling, Oil/Grease, VOC, TPH-G, TPH-D, PAH
Nickel (KJL)

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SCHN00163764

D

5/21/98

Edible Oil

13#341-EO

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Direction of Counsel.

5 photo #7: loc. 03 looking N

→ Mod. to heavy sheen observed on top of water samples!
loc. #3

1045 pulling rods and began decoring rods.

1105 began probing @ #4
photo #8 loc. #4 looking south.

#4
1120

1110 breathing space 0.00 ppm PID
downhole 0.45 ppm PID

probe at 22 ft; DTW = 18.00 ft at loc. 04

120 this hole recharging slowly slight sheen seen on VOC/gas bottles
sampling, G.W.

135 start pulling probes from loc. 04

start probing at loc. 19

VOC groundwater duplicate will be collected at loc. 19,
duplicate ID: GW-Dup time 0800

photo #9: loc. 19 looking S

50 probe at 22 ft, DTW = 17.0'
breathing zone > 3 ppm P.D.
Down hole 36 ppm PID

#19
1200

Sheen present, strong odor.

~~DTW =~~

007 breathing space 0.5 - 1.5 ppm
headspace over water collected 1.3 ppm
started G.W. sampling TPH-D, TPH-G, VOC, Nickel
05 start pulling probe from loc. 19
2. drillers break for lunch

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(5)

1310 Drillers return to ~~start~~ hole #13 - they decide all their rods are ready for 5 more holes

Drilling @ loc. #13

#13

1320

photo #10 looking north

breathing zone = 0.0 ppm

down hole = 0.0 ppm

(moisture, hair background)
reading is 1.40 ppm

1320 started gw sampling

PTW = 15.35 b.g.s.

VOC, O&Gase TPH-D TPH-G, Nickel PAH

1330 pulling rods

1335 Bill Cobb/Bridgewater arrived on site

1340 setting up on the #14 location =

1345 sample shallow soils 0-2'

#14

1345 soil

1355 water

Breathing zone = 0.0 ppm

Down hole = 0.0 ppm

1355 groundwater samples; Nickel Licuase

1400 pulling rods

(SP)

0-2' fine to med Sand, brown, soft, loose, small gravel

1/2"(-) present = 10% - used entire 2 foot sections for sample, no visible signs of conf.

choose to skip #15 for now - access may be rather difficult
disc. w/ Bill at site now

1410 began drilling @ location #16

1415 Soil samples from 0-2' collected

fine to med. Sand (SP), brown, loose

small gravel up to 1" present

no visible signs of conf.

#16

1415 soil

1420 water

1420 starting gw sampling O&Gase

H& monitoring not done in this hole they moved to foot

photo #11 bill took of puddle on near time oil just east of #3 - only area w/ sheen out there located near a large dump bucket

1425 - pulled rods and moving to next hole

6

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130 Next will be called loc # 50 out by the hydrogen tanks.

1440 - began drilling Bill wants GW, full sweet

breathing zone = 0.0 ppm PID
downhole = 0.0 ppm PID

#50
1445

1445 began sampling GW TPH-G, D, VOC, PAH Nickel
oil & grease screen 18-22'

photo # 12 looking North at Hydrogen tank area

photo # 13 - of location of # 16 looking S

1450 pulling rods from hole

1500 set up at location # 5

#5
1505
1510

1505 soil samples from 0-2'
Asphalt fill, sand and gravel, (SW), @ 16" water oily
0-4" looking loose, grey color moist
gravel 1" minus present 10%

1510 collecting GW Oil grease & Nickel, screen 18-22'
breathing zone 0.0 ppm PID

Down hole 0.0 ppm PID photo # 14 looking North

1515 pulling rods and
begin cleaning rods

1540 began drilling at loc. # 6

1540 Soil sample from 0-2'
0-4" asphalt.
0-2' sand (SW), brown, moist, loose with
fine gravel up to 1/2" (10%)

#6
1545
1548

1545 began gw sampling Nickel, VOC's
screen 18-22' bags.

breathing zone 0.0 ppm PID
down hole 0.0 ppm PID

1: pulling rods out

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Edible, Oil.

134319 EO-41

(7)

1600 mob to location # 11

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#11

1605
16151605 Soil sample from 0-2'
0-4" asphalt.

photo

0-2' SW well graded sand, brown, moist loose, fine gravel
present / Asphalt or stain at top 6"

1-2' SP fine sand, brown loose moist

1615 Collect gw sample 18-22' g/c TP4 Co, D PATT Nickel
P.W. 16.5 b.g.s.

breathing zone C.C. ppm PID

down hole 0.0 ppm PID

1625 pulling rocks from hole

1635 Drillers and I leaving site for the day

Price Grade - 11m

1. all gw samples from
the Geoprobe holes where
screened from 18-22' unless
otherwise noted.2. All geoprobe holes were
abandoned w/ bentonite
chips - (small size) brought
up to ground surface in dirt
and capped w/ concrete if
in asphalt.

SSH

8)

5/22/98 Friday

Exhibitor Oil

Confidential Attorney #30341
Product Prepared Under the
Direction of Counsel

100 GeoTech on site
Bruce Brady-Hine on-site Tom Wilson (driller)
Mike Kedranos (helper)

Site Conditions: overcast $\pm 55^{\circ}\text{F}$ calm

Purpose: continue geoprobe activity

1705 Hold H&S briefing, route to hospital, H&S plan, cont. at the
site action levels, standard O protection

1710 Drillers begin attempt to get into location #8 - very tight. ^{not drilled}
Began calibrating TVA 1000 - see 5/21/98 for notes on procedure
and equipment used.
RF=1.00
calibrated to 100 ppm isobutylene lot 3-135

Could not get into #8 location

1740 setup on #12 location

0745 collected soil sample = doing 2 runs side by side
to get enough sample for lab. 28.02 g at (0-1, 1-2, 2-4)
0-3" asphalt
3"-1' fill SW, with gravel, black/grey moist, loose
appears to be stained at 6"
1-4' SP Sand, brown fine to med, loose, moist,
no staining visible
at 3' sand was wet for 4"

800 collecting gas sample
breathing space D. O.FID 2.0 PID
down-hole C. 5 FID 0.5 PID

* VEC, PAH TPH-G TPH-D, Nickel

PTW = 16.6' b.g.s.

photo# looking West

B. B. H.

5/22/88

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Directing Counsel

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(9)

0815 setting up on #10

photo looking west

0820 collecting soil samples: 2 runs to get enough sample volume
0-4" asphalt

same as #12 with exception of wet zone - none in
this hole, but at 3.5-4.0' sand become
med (coarser up a little)

16-18 sp. sand, fine to med brown, moist to wet
stained from 17 to 18' strong odor of petroleum

0835 collecting gw sample DTW = 14.4'

(#10) 0820
0835

Oil & grease (Dup)	2 L
JCC	2 L
TPH-D & Dup	Ammon Dups = 0800 2 L
TPH-G	4 JCC
Nicke	2 PI
Path	2 L

Drillers note strong odor at site when get to gw.
Duplicate samples labeled dup - and time 0800
Breathing zone BID 0.0 ppm strong wind present
to blow away odors
FID 0.0 ppm

Note
to 100
lit samples!

for headspace 385 p.d. - alarm sounded
down hole

During sampling pulling up small beads of oil

0900 pulled rods and heading to decan trailer to change out water

0915 setting up in probe #9 difficult set up here

(#9) 0925
0935

0925 began soil sampling collected Dup at 2-4' sample
same as #12 lithology
wet spot at 0.5' below grad (6' in)

16-18 grey stained same as #10
smelled more like edible oil

Edible Oil

10

5/22/98

Edible D/L

Confidential Attorney Work
Product Prepared Under 1130341

935 begin gw sampling PAH VOC TPH-D, G Nickel

#9

note to lab

breathing space: 2.0 ppm PID

3.0 ppm FID

downhole

30 PID

15 FID

DTW 16.6 hgs.

photo taken looking West. hole just over retaining/culvert wall.

strong/heavy sheens on water samples - smells of petroleum

0950

piling rods.

1000

sitting up on loc #7

1005

soil sampling at 7

#7

1005
1020

0-3' asphalt =

3'-1' gravel SW, brown, moist loose

1'-4' Sand SP, brown loose w/ occasional gravel piece 1" (+)

16-18 SP grey stained, wet, loose slight petroleum odor.

1020

started gw sampling PAH VOC TPH-D-G, Nickel.

breathing zone: 0.0 PID

downhole: FID = 1001

PID = 80

photo of typical soils 2-4' (Sands)

photo of loc. #7 looking east.

DTW = 17.8 hgs. sheens are present on water sample

1030

piling rods.

035

started drilling on location 60 formerly 50 but that was the # for the hydrogen plant loc.

045

collecting gw samples

PAH, VOC, TPH-G, D and Nickel

breathing zone

0.0 PID

0.0 FID

#60

1045

photo taken looking east

downhole

115 PID

160 FID

5/22/98

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Direction of Counsel

Edible Oil

13034/

(11)

1035 Bill Cobb & Tom Zelinka / Bridgewater and sic. arrived at the site
discussed briefly what we have found. → they went off walking
around the site.
sheen present at samples

1050 pulling rods

1100 starting at alt. loc # 46

#46

1115

1115 collecting GW samples 18-22 (as all the others)
breathing zone: 0.0 PID PAH, VOC, TPH Co
0.0 FID TPH-D
Downhole: 1.0 PID Nickel
0.5 FID

→ very slowly recharging hole! siltier??
aft. tube in the ground and will return

→ spoke at length w/ Ross Riecke who just showed up
Bill and Tom

1130 moved to # 47

#47

1140

check w/ at 18-22 - no water will drill down 4
additional feet screen at 22-26'

1140 bagged GW sampling TPH-D, G, VOC, PAH, Nickel
photo taken
breathing zone 0.0 PID 0.0 FID
Downhole reading: 0.5 PID 0.5 FID

DWG = 22.5' slightly low produces at 22-26'??

1200 Pulling Rods

1205 sitting up at apt loc # 48

#48

1215

1215 P.W. = 17.8' screen 18-22'
breathing zone 0.0 PID 0.0 FID photo looking = North
Downhole " " " "

G.W. Co.

SCHN00163772

(12)

5/22/98

Confidential Attorney Work
Product Prepared Under the
Advisory Counsel

Oct

130341

- 1115 began sampling #48 TPH-D, G, VOC, PAH Nickel
- 1220 pulling rods - there is an old well or valve junction located 8' to east of this hole - solid steel rod in middle of the hole cut at ground level??
- 1230 moving to next hole
Setting up on hole #49

#49

- 1240 collecting gw sample: PAH VOC, TPH-D, G, Nickel 1240

photo looking east

breathing zone 0.0 PID FID butyl hydrogen

downhole 0.5 PID

just barely into the water at 18-22'
dive down 4 more feet screen at

22-26'

1300

- 2 rods to opt #46 to finish sampling
very clear water - fine sands???

Dillers decaning rods

- 315 Eg. Rinsat collect for oil & Grease

PAH

VOC TPH-G

TPH-D

Nickel

DI
Poured water backwards
through a screen section of rod
and collect samples

Eg blank

1315

- 320 finish sample #46 and pulled rods.

- 13: Driller left site following decon and placing decon in 55 gallon drum at stairs to Southern most Warehouse (east end) we filled up the existing drum and made 1 additional drum (1/4 full)

SCHN00163773

5/22/98

Confidential Activity Work
Product Prepared under the
National Council

Edible

Oil

130341

13

DECON DRUMS = 2. 1 (full)
1 (1/4 full)

labeled: Decon Water

Geoprobe Investigation

5/21/98 & 5/22/98

SIC

Non-hazardous

Per Bill Cobbs instructions I relabeled location #51
to #60 on sample jars (already done in notes)

Thoughts

- ✓ Bob - access monday morning
- ✓ Terry Jacks - screen length muddy in two areas??
Sherwood covers beaver work.
- ✓ Screen length disc 16-31'??
- ✓ Survey schedule

1530 finished filling out the CDE and spoke w/ Bob
to verify the site would be accessible next week

leaving site for office and lab

samples submitted to NCA labs

~~Brown Basalt - Fine~~

1. Unless noted Geoprobe screened
at 18-22'
2. all borings were abandoned
w/ bentonite hole plug.

SCHN00163774

14

5/26/98 Tuesday

Edible Oil

130341

745 Bruce Boddy-Heine / CH₂M HILL arrived on site

Confidential

Product Produced

Direction of Flow

Site Conditions: partly cloudy / sunny $\pm 50^{\circ}\text{S F}$

Purpose: Install 5 monitoring wells to obtain gw flow dir.

Contractors: Geo-Tech Mike Kadrmas
Matthew Stohr / helpers
Bradley Tarnes / Driller

900 Held H's Safety Briefing: discussed contaminants at the site, route to Hospital, the H's plan, always wear eye glasses, Hard hat etc... We have a cell phone available, signed plan:

Calibrated OVM: CH₂M HILL 2232

w/ 100 ppm isotonic Lot # 51909
using a 1.51 pm regulator R2003
response factor will be set at 1.00
reading = 46.2 ppm

615 Drillers arrive - set up Decon area and set up rig on first well site: Location #16 **MW-1**

9900 = Began drilling

I phoned Mark at office river stage is $\pm 11'$
and slowly rising general \uparrow river stage = late June
at $\pm 16'$
low at Sept/October at 4-6' CRD

Thus drop from 11 to 4' = 7' so the screens
set at 14 to 21' should be a good plan
to cover possible river stage fluctuation and
not go dry in the summer. Will get w.c. from
this well before setting other screens.

10 Ovm reading: 0.0 ppm breathing space.

5/26/98

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Product Prepared / Edible Oil
Division of Control

130341 EO-01

15

loc. #16 Soil Cuttings log. MW-1

0 - 30' SP poorly graded fine to med sand brown, moist loose.

the bottom 10' was grey color no odor
water encountered @ $\pm 17.0'$ b.g.s. during drilling

No soil samples were collected.

0920 breathing zone 0.0 ppm @ $\pm 20'$ b.g.s.
soil cuttings pile 0.0 ppm
drummed soil cutting 0.0 ppm

0930 began constructing well at loc. #16

screen interval 29 - 14' (15' long) 10 slot
blank schedule 40 $\pm 14'$ long
PVC, threaded joints 4" end cap at baseno water in hole during construction. measured down
to $\pm 25'$ b.g.s.

placed 10-20 sand from 30 to 11.5' b.g.s. (13 bags food)

0940 H₂S safety Reading breathing zone 0.0 ppm
down hole 0.0 ppm1000 H₂S reading breathing zone 0.0
down well 0.0
down augers 0.0water measured by drill bit at $\pm 15.8'$ b.g.s.

Surging well with a surge block at this point

1015 finished placing bentonite up to 18" b.g.s. = hydrated
w/ potable water from tank on the rig.

- Drummed all soil cuttings = 2 drums of soil

1030 DTW = 14.75 b.g.s. - may still be feeling swelling effects
of water put in hole to hydrate bentonite

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6)

5/26/98

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Product Prepared Under the
Edible Oil
Exemption of Course

130371-01

Depth to water in River from pier surface
15.6' b. top of pier surface which is roughly
equal to the ground surface at site nearest
the location #16 #19

1100 Setup at location #19 (MW-2)

- Discussed with crew the strong hits we got here
in odors when we drilled before w/ geoprime
- began drilling

1105 Breathing zone: 0.0 ppm
spoils pile : 0.0 ppmSoil Cuttings log. (MW-2)

0 - (sp) Sand (fine to medium) brown, loose moist

110 at 10' b.g.s began encountering gray stained soil
w/ strong odor. 0.0 ppm at soil surface
12 ppm
breathing zone = 2.0 ppm

Soils became very, very stinky; hits of above 10 ppm
in breathing zone not sustained. We
all moved out of the way of the smell
to the side of the drill rig, upwind
once we stopped drilling the odor and readings
in breathing zone dissipated to below
1 ppm rapidly.

Remember R.F = 1.00

1130 called J. Colley and discussed options for H&S safety.
fun, John mentioned that we needed to have -
10 ppm for more than 5 minutes sustained

SCHN00163777

to require an upgrade. We have not seen this at the site, very localized.

1145 downhole = 10 ppm
Breathing zone = 1.5 ppm
soil pile = 176 ppm headspace above settings

Driller is using a full face respirator w/ GTH-E cartridge and we monitor the levels in breathing zone often. good light breeze blowing towards east now.

Well construction = ~~3~~
after d.p.w. in last hole at 14' b.g.s. and now at 15' b.g.s. move screen up. also stained soil.
screen 11' - 26' b.g.s. 10 slot
sand 27' - 9' b.g.s. 10-20 sand. 14 bags

1205 phone office and got Mark working on a PPA for our next holes.

Drillers is ok constructing the well. ^{helpers} says it gets stinky when he pours sand. Bradley is in face mask. (driller)

inside monitoring well reading was 322 ppm.

→ breathing zone is <1 ppm (0.5 - 0.8) when no work or no augers are being pulled.

Brad mentioned if he wiggled his jaw he could break the seal and get a good whiff of odor.

1230 = Geotech. Crew left site for lunch
we determined not to surge well due to hot odors in the well.

1300 began finishing construction of MW-2.

18

5/20/98

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Production of Court Order

130341

reading from inside of well casing 288 ppm

breathing zone = 0.2 ppm

strong odors during well construction

1320 moved rig off of MW-2 hydrated bentonite and
left two drums of dirt at location
both full drums.

Lance from Geotech arrived on-site w/ respirators for
the drillers helpers. → they remained upwind during
construction of lost well.

1345 decanned the auger flights and moved to loc. #5

MW-3 location #5

1360 W.L. in Monitoring Well #1 14.85' b. tip of PVC ± 14.85 b.g.s.
really no change from before

MW-3 loc. #5 soil cuttings log

0-3" asphalt.

3"-1' fill gravel & sand. (GR) some cobbles up to 5" round.
brown, loose moist, 3/4" cobbles 85%

1' - SP fine to med Sand, brown, loose moist

355 breathing zone depth ± 8 to 10' = 0.1 ppm
soil cuttings - 0.1 ppm

410 breathing zone: 0.1 ppm at 15' b.g.s.
cuttings 0.1 ppm

1420 good breeze blowing at site now

430 pulled rods to check water level: lost plug. began fishing for it.

1450 finished fishing

water level 26' and rising

1500 19.8' ; decided to set the screen at 11 to 26' b.g.s.

thinking the river is ± 15.5' b.g.s.

1448 Tim Todd of SIC swung by - he mentioned as they started

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5/20/98

Edible Oil

Geological Survey of Oregon
Bureau of Geology & Mineral Resources

132341

19

dredging in their slip they create an enormous sheen. (only 5 buckets or so. Tim mentioned the lab called the carbon weathered gasoline & they also had BTEX hits in sample.

1510 began building the well screen 24' tall bag. S. 10 slot with 4" cap sand 10-20 Colorado Silica sand (bags) 5016 bags bentonite 3/4" chips NORIN (north oregon resource inc)

1515 Mark War. arrived on site.
collected grab soil sample MW-03 grab 20'
1525 MW-03 grab 25'

in MW-3
* Soil at depth 15 to 26' was stained gray and had an odor

1545 Mark W. and I sampled the MW-2 drum. collect one 8 oz jar MW-02 - Grab @ 1545 still stunk / strong odor.

1630 Greetech finish monument installation - flush mount Mark and I examine the pier for location to set river water level.

1635 leaving site — Mark just left site before me.

Bruce Brody-Heim

20

5/27/98 Wed

Edible Oil

130341

Purpose: Continue installing monitoring wells

0820 B. Brady-Heine arrived on-site

Drillers and crew here, repairing a frayed cable. same crew as on 5/26/98

Geotech: Mike Kadmas
Matthew Slabig
Bradley James Driller

Weather: 55-60°F drizzle/expected clearing later in day

0830 H&S tailgate meeting, discussed yesterday's events and what is expected today. → told them of the fan I have in Jan. and discussed proper glove & level D procedures

0855 Calibrating OVM CH₂M Hill 2232
100 ppm isobutylene lot # 51909
regulator 2003 1.5 liter
reading 98.6 ppm to spm 90:
RF=1.00

0835 Drillers set up on MW-4 @ location #3. MW-4

0845 breathing zone 0.0 ppm @ 5.0' depth
soil cutting 0.0 ppm

Soil Cuttings log MW-4

0-1' gravel fill GP, brown loose moist angular R/S

1-2' SP fine sand, brown loose, moist

at ± 6' was grey stained sand for ± 2'

at 15' strong staining odor - smell like solvent

water at 15.9' (±) driller noted

5/27/98

Edible Oil

131341

(21)

0900 breathing zone = 0.2 ppm
soil cuttings = 47 ppm
driller notes it smells of solvents

0900 sample MW-4-Grab - 18' collected

0915 sample MW-4-Grab - 23' collected

breathing zone = 2.7 ppm
soil cuttings = 22 ppm

0920 took water level in MW-3 = 15.9' b. ~~top~~ top of PVC casing
we will set screen for # MW-4 at 11-26'

down augers 5.8 ppm
breathing zone 430 ppm

we installed 3' fan upwind and are airtight
the auger / well building area as we build the well.

0930 The OVM meter died - no longer working - I took it apart
and could not revive the equipment
called Tim Bushnell in SEM to discuss. I recommended
w/ one well left that we go to level C for
this well. He was fine with that.

0950 finished building the well.

MW-4 well construction

26-11' 10 slot screen 4" end cap.

27-9' 10-20 sand (13 bags)

9'-15' hole plug (6 hole plug)

concrete w/ shroud monument.

0920 moved to next hole location #10
had trouble with overhead support structure

- 5/27/98

Edible Oil

130341

1050

began drilling MW-5 fan is operating at this well from the beginning

Soil cuttings log MW-5

0-3' asphalt

3'-6" fill subgrade gravel.

3' to 20' SI. brown sand, loose, brown, moist

Contract Attorney Work
Product Recovered Under the
CERCLA Process

took photo of site

located well \pm 5' from utility located mark East direction
down 2 of drive

1120

Soil sample MW-5-Grab - 15' - beginning to get stained soils

1122

MW-5 Grab-20 - very strong smell
stained

1130

because arm not working we all went to level C.

1150

Soil Sample MW-5-Grab - 25' collected strong sheen
odor etc.

∞

putting monument in and steam cleaning the
auger flights.

(B6ago)

Well construction

24 - 11'

10 slot screen

4" endcap

24 - 9'

10-20 caltrado silica
sand

9 - 1.5'

bentonite chips

concrete/ hardwood flush monument

1230

finish construction of the MW-5
and began breaking down the rig.

#19

#10

Comparison of MW-~~19~~ to MW-5 is relatively the same
bad cond. #19 it seemed to start higher
in the soils.

Drum Count

2 drums soil / well = 10 drums

2 decan drums.

2 decan drums from geoprobe/soil samples

6 empty drums left on site for level.

5/27/98

Edible Oil

130341

	T	W
Total sand used	42	27
benzene	17	12
4-wells to 26'		
1 well to 29' (nu-1)		

Confidential Agency Work
Prepared Under the
Freedom of Information Act

Bradley said that MW-2 @ loc. #19 - was incredibly stinky as he put the locking cap on the well

1330

Drill Rig off site
support truck off site

1340

Bruce Brody-Heine off-site after marking all the drums empty. or (full)

Dropped off the fan at Power Rents

Dropped sample w/ NCA for VOC

PAH

TPH-DX

TPH-GX

~~Bruce Brody-Heine~~

SCHN00163784

5/28/98

0835 arrive on site : Mark Wirganowicz / CH2M HILL
Dan Davenport / CH2M HILL
Ken Kong / CH2M HILL

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Direction of Counsel.

Scott Flaherty & Dwight Guss of Stratus Corp. on site

0845 Bill Cobb / Bridgewater arrives

0845 hold H&S briefing: Mark, Dan, Ken, Scott, Dwight, & Bill

discussed constituents detected on site, beware of pipes on ground especially around tank farm, route to hospital, use catwalks whenever possible

site conditions: sunny, breezy, ~60°F

purpose: survey all soil & groundwater sampling locations, monitoring wells, and monitoring location on dock

Stratus on site to collect additional shallow soil samples per instructions from Bill Cobb

900 surveyors (Dan & Ken) walk site to elevation control points

0920 helped surveyors shoot monitoring wells

0915 take round of water levels at each mon. well plus from dock

0920 DTW = 15.33 ft BTOC in MW-5
no odor, no sheen, PVC shavings

0925 DTW = 14.12 ft BTOC in MW-1
no odor, no sheen, PVC shavings

0935 DTW = 15.71 ft BTOC in MW-3
no odor, no sheen, PVC shavings

5/28/98

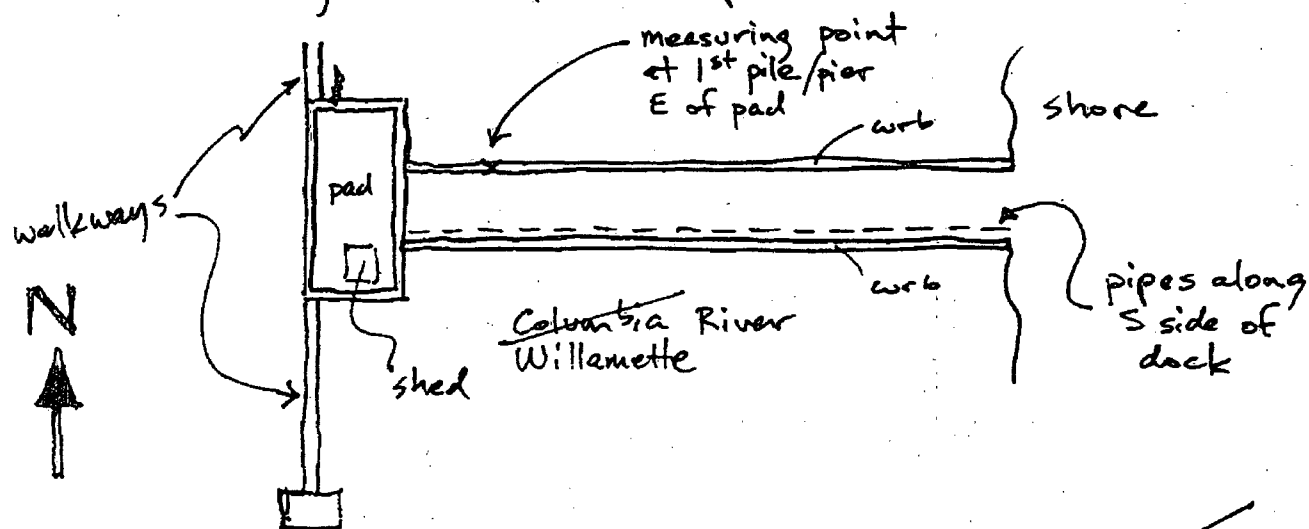
(25)

1045 DTW = 14.75 ft BTOC in MW-4
odor, no sheen, PVC shavings

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Direction of Counsel.

1055 DTW = 14.47 ft BTOC in MW-2
product on probe, strong odor, no sheen, ~1" product on H2O

1110 DTW = 14.40 ft to Columbia River from dock, N side
measuring reference point top of wrb on N side of dock



SCHN00163786

20

6-8-98 Purpose: Develop MW's

Confidential Attorney Work
Product Prepared Under the
Direction of Counsel.

Conditions: Overcast, ~60°F, light breeze from W.

0900 - B. Collow & M. Abbott on site. Calibrate instruments, start log.
to MW-1.Calibration data:OVM 580B w/10.0 eV lamp, HAZCO #10676 cal'd to 100 ppm
isobutylene lot #3-138, 101.4 ppm obtained. RF=1.0Water Level data:

Time	BZ OVM PPM	H.S.* OVM PPM	DTW	Well #	Comments	No evidence of LNAPL
0928	Ø	25	12.79	MW1	well vented 5 min. before w.b. measure.	
0939	Ø	89	14.19	MW3	"	NO LNAPL
0959	Ø	9	13.65	MW4	well vented, No LNAPL, 20 ppm in protective casing	
008	Ø	321	13.79	MW5	" , No LNAPL, 180 ppm "	
1020	Ø	71	14.70	MW2	" , 18 ppm "	

* H.S. = headspace inside well casing.

0942 - SST probe from HAZCO OVM is broken + falls off while measuring
headspace in MW3 - falls directly into wellInstrument Calibration

Specific Conductance - 43130 - #3520 Calibrated 1913 pS to 1,413 pS/cm.

pH - Orion 290 #3581 4.01, 7.02, 10.07 @ 19.1°C Slope = 98.0

Temperature - ON 43130

Stability - HPS Scientific ART15CE - Set to 0.02 standard (NTUs)

Note: Development Instruction from Bruce Brady-Haines is to surge &
pulse a minimum of 55 gal. (1 drum) and 110 gallons MAX (2 drums)

MW1	OVM readings (ppm)		
Sampling Zone	Time	well casing	Purge bucket
to 5 ft	0.0 10:54	0.0	0.0
	0.0 11:29	0.0	0.0
	0.0 12:01	0.0	0.0
	0.0 12:32	0.0	0.0

1 Full drum > 2 drums
1 46 gal.

SCHN00163787

6-8-98

MW#3

OUM Readings

Time	B.E.	Well casing	Purge bucket
13:50	0.0	84	—
14:03	0.0	7	—
14:17	0.0	<1	<1
14:31	0.0	33	<1
15:07	0.0	19	<1
15:30	0.0	8	<1

Confidential Attorney Work
Product Prepared Under the
Protection of Counsel.

well completion = 99 PPM

lt. wind from the west

Drums
1 full drum
1 drum - 15 gal.

1600 Secured wells - Note: No locks on wells
625 off site.

6/9/98

Mike Abbott Barry Collom

Weather: Overcast 60-75°F

Purpose: Develop MW 4, 5, 2

0800 onsite

- Calibrate OUM 550B - Hazco #10576 - Calibrated 99.5 PPM to 100 PPM Isobutylene ^{±2%}
R.F. = 1.00

Parameter Meter Calibration

pH - Orion 290A #3581 - 4.00, 7.02, 10.09 @ 18.0°C Slope = 97.3

Specific Conductance - YSI 30, #3520, 1413 µS/cm to 1413 standard

Turbidimeter - HF Scientific - ARTISCE - Set to 0.02 NTU Calibration Standard.

MW#4

OUM Readings

Time	Brackish Zone	Well casing	Purge bucket
08:29	0	92	—
08:55	0.0	5	0.0
9:05	0.0	44	0.0
09:17	0.0	328	0.0
9:44	0.0	374	0.0
10:59	0.0	358	0.0

Comment
Initial DTW 13.76

Drums

1 - full drum

(28)

6/9/98 cont.

Confidential Attorney Work
Product Prepared Under the
Direction of Counsel.

MW5 OVAR Readings (PPM)			
Time	Breathing Zone	Well Casing	Purge Bucket
10:7	0.0	212	—
10:39	0.0	—	26
10:45	0.0	10	161
10:51	0.0	9	93
11:05	0.0	295	167
11:16	0.0	—	—
10:35	0.0	—	16

Comments

Well Completion upon opening = 32
Breeze from the West

"

"

"

40 max
9 max

Drums

1-full Drum

MW2 OVAR Readings (PPM)			
Time	Breathing Space	Well Casing	Purge Bucket

~~25-80°F~~ MW2

75-80°F

Comments

10:30	0.0	19	—
14:02	0.0	647	—
14:10	41	435	103
14:21	0	310	8
15:01	0	213	0

Initial Completion - 17
light wind from the West

"

"

"

"

- clear
water

"

"

Decontaminated Sampling Equip. w/ Isopropyl Alcohol

Note: Installed 5-6 Green Locks on MWs per Grace Brady-Kirve.

DRUM INVENTORY

Well	Gal./Drum
MW1	55
MW2	46
MW3	55
"	15
MW4	55
MW5	55

Note: left 2-5gal Buckets onsite
with Empty Drums - Dirty.3 empty Drums left onsite
1600 offsite

SCHN00163789

BAIOGE WATER

SCHNITZER

5/19/98 TRAVEL TIME

SCOTT FLAHERTY

08:00 SF ON SITE, SET UP DECON.

WEATHER CONDITIONS: RAIN SHOWERS 55°F.

MET WITH BOB (TUNENT)

DECON AS FOLLOWS:

- WASH WITH WATER AND ACELONOX AND BRUSH

- RINSE WITH POTABLE WATER

- RINSE WITH DISTILLED WATER

09:45 JEFF WALTERS ON SITE

09:50 SS-22 GRAVEL 0.0' - 0.4'

SAND 0.4' - 2.0'

10:10 SS-23 GRAVEL 0.0' - 0.4'

ASPHALT 0.4' - UNABLE TO ADVANCE HAND AUGER

10:30 SS-24 GRAVEL 0.0' - 0.5'

0.5' - ROCK & CONCRETE. UNABLE TO

ADVANCE AUGER

10:45 SS-25 NOT LOCATED.

11:20 SS-21 GRAVEL 0.0' - 1.5'

SANDY - GRAVEL 1.5' - 2.0'

12:09 SS-32 GRAVEL 0.0' - 0.5'

GRAVELY SAND 0.5' - 2.0'

12:30 SS-36 GRAVEL 0.0' - 0.8'

GRAVELY SAND 0.8' - 2.0'

16:17 SS-25 0.0' - 1.0' SANDY GRAVEL
1.0' - 2.0' SAND

16:25 SS-24 0.0' - 0.5' SANDY GRAVEL
0.5' - 2.0' SAND. LOOK IMPACTED
AND HAS CHARACTERISTICS
OF ~~ASPHALT~~ ASPHALT.

16:34 SS-51 Sandy Gravel

16:45 SS-21 R/R BALLAST 0' - 1.5'
SAND 1.5' - 2.0'

16:59 SS-44 DUP OF SS-21

17:30 SS-20 0.0' - 0.2' ASPHALT
0.2' - 0.5' GRAVEL
0.5' - 2.0' SAND

17:45 SS-45 DUP OF SS-20

17:07 SS-41 Gravelly Sand 0.0 TO 2.0

17:15 SS 40 ~~Gravelly Sand~~ 0.0 TO 1.5 Gravelly Sand Sandy Gravel
1.5 TO 2.0 Sand

1240 SS-34 0.0 To 1.0 Sandy Gravel
1.1 To 2.0 Sand

1300 SS-33 0.0 To 1.0 Gravely Sand
1.0 To 2.0 Sand

1314 SS-35 0.0 To 1.0 Gravely Sand
1.0 To 2.0 Sand

1330 SS-37 0.0' to 1.0' Gravely Sandy Gravel
1.0' to 2.0' Gravely Sand
SS-3
1350 SS-~~42~~ 42 Dup of SS 37

1415 SS-38 0.0' - 2.0' Sandy Cobles

1430 SS-43 Dup of 38.

1540 SS-29 0.0 To 2.0 Gravely Sand

1553 SS-30 0.0' - 2.0' Gravely Sand

SS-28, 27, 26 Old Not Sample - Areas Are Concrete.

1606 SS-23 Sand 0.0 To 2.0

17:24 SS-39 0.0' - 0.2' ASPHALT
0.2' - 0.4' GRAVEL
0.4' - 2.0' SAND.

18:00 SS-52

~~18:15~~ DRUM DECON WATER 1 EACH

~~18:05~~ TAKE EQUIP BLANK

18:15 SINT FLOHEATY, JEFF WALTERN OFF SITE

BRIDGEWATER GROUP

PAGE 103

SCHMITZER

5/28/98

0630 DWIGHT GUSSE (DG) TRAVEL TO NORTHCREEK LAB
TO PICK UP COULERS AND SAMPLE JARS

0700 DG AT NORTHCREEK

0800 SCOTT FLAHERTY (SF) AND DG ONSITE.

MEET WITH MARK VIRGONOV CH2M

TAIL GATE SAFETY MEETING.

0845 MEET WITH BILL COBB, GO OVER SAMPLE LOCATIONS.

FILL OUT SAMPLE LABELS

580-B OVM USED FOR AIR MONITORING

OVM BACKGROUND READS 0.2 PPM

10:45 WS-70, OVM = 0.2 PPM SUMP

10:50 WS-71, OVM = 0.0 PPM SUMP

11:00 WS-72, OVM = 0.0 PPM SUMP

11:10 WS-73, OVM = 0.0 PPM SUMP

11:20 WS-74, OVM = 0.0 PPM VAULT

11:35 LUNCH - 1200

12:18 SS-75-0.5, OUM = 0.0 PPM BEACH COMPOSITE

12:30 SS-75-1.5, OUM = 0.0 PPM BEACH COMPOSITE

12:55 SS-76-, OUM = 0.0 PPM SURFACE TANK FARM

13:00 SS-77, OUM = 0.0 PPM SURFACE TANK FARM

13:05 SS-78, OUM = 0.0 PPM SURFACE TANK FARM

13:15 SS-79, OUM = 0.0 PPM SURFACE TANK FARM

13:20 SS-80, OUM = 0.0 PPM SURFACE TANK FARM

13:45 SS-81, OUM = 0.0 PPM SURFACE TANK FARM

13:50 SS-82, OUM = 0.0 PPM SURFACE TANK FARM

14:00 SS-83, OUM = 0.0 PPM SURFACE TANK FARM

14:05 SS-84, OUM 0.0 PPM SURFACE TANK FARM

14:10 SS-85, OUM 0.0 PPM SURFACE TANK FARM

14:45 SS-86, OUM 0.0 PPM GRATED DRAIN BY #6 COMPOSITE

... 15:00 SS-87, OUM=0.0 GRATED DRAIN COMPOSITE BY #5

... 15:05 SS-88, OUM=0.0 GRATED DRAIN COMPOSITE BY #28

... 15:10 SS-89, OUM=0.0 GRATED DRAIN COMPOSITE BY #7/10

... 15:20 SS-90, OUM=0.0 PPM LOADING DOCK SOUTH OF WAREHOUSE

... 15:25 SS-91, OUM=3.0 PPM LOADING DOCK SOUTH OF WAREHOUSE

... 15:30 SS-92, OUM=~~0.0~~^{1.0} PPM LOADING DOCK SOUTH OF WAREHOUSE

... 15:35 SS-93, OUM=0.0 PPM LOADING DOCK SOUTH OF WAREHOUSE

PACKAGE SAMPLE COLLERS. FILL OUT C.O.GS

... 16:30 SF & OG OFF SITE

SF TRUCK TO BRIDGEWATER OFFICE TO MEET

BILL COBB

... 17:12 *SF AT BRIDGEWATER

Laboratory Analytical Reports – August 30, 2000 Memo



Seattle 18932 7th Avenue NE, Suite 101, Bothell, WA 98011-9508
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541.383.9310 fax 541.382.7588

27 April, 2000

Bill Cobb
Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

RE: Premier Edible Oil

Enclosed are the results of analyses for samples received by the laboratory on 04/07/00 10:10.
If you have any questions concerning this report, please feel free to contact me.

Sincerely,


Philip Nerenberg
Laboratory Manager

Work Orders included in this report:
P004158

North Creek Analytical, Inc.
Environmental Laboratory Network

SCHN00163798



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Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: SIC-004
Project Manager: Bill Cobb

Reported:
04/27/00 17:13

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
TP-A-1	P004158-01	Soil	03/31/00 12:00	04/07/00 10:10
TP-B	P004158-02	Soil	03/31/00 12:00	04/07/00 10:10
TP-A-2	P004158-03	Soil	03/31/00 12:00	04/07/00 10:10

North Creek Analytical - Portland

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Philip Nerenberg, Laboratory Manager

North Creek Analytical, Inc.
Environmental Laboratory Network

Page 1 of 16

SCHN00163799



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Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: SIC-004
Project Manager: Bill Cobb

Reported:
04/27/00 17:13

Diesel and Heavy Range Hydrocarbons per NWTPH-Dx Method
North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Dilution	Method	Prepared	Analyzed	Batch	Notes
TP-A-1 (P004158-01) Soil						Sampled: 03/31/00 Received: 04/07/00			
Diesel Range Organics	ND	25.0	mg/kg dry	1	NWTPH-Dx	04/12/00	04/13/00	0040400	
Heavy Oil Range Hydrocarbons	ND	50.0	"	"	"	"	"	"	
Surr: 1-Chlorooctadecane	97.8 %	50-150							
TP-A-2 (P004158-03) Soil						Sampled: 03/31/00 Received: 04/07/00			
Diesel Range Organics	ND	25.0	mg/kg dry	1	NWTPH-Dx	04/12/00	04/13/00	0040400	
Heavy Oil Range Hydrocarbons	ND	50.0	"	"	"	"	"	"	
Surr: 1-Chlorooctadecane	98.0 %	50-150							

North Creek Analytical - Portland

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PN

Philip Nerenberg, Laboratory Manager

North Creek Analytical, Inc.
Environmental Laboratory Network

Page 2 of 16

SCHN00163800



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Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: SIC-004
Project Manager: Bill Cobb

Reported:
04/27/00 17:13

Volatile Organic Compounds per EPA Method 8260B
North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Dilution	Method	Prepared	Analyzed	Batch	Notes
TP-A-1 (P004158-01) Soil					Sampled: 03/31/00 Received: 04/07/00				
Acetone	ND	1000	ug/kg dry	1	EPA 8260B	04/14/00	04/14/00	0040491	
Benzene	ND	100	"	"	"	"	"	"	
Bromobenzene	ND	100	"	"	"	"	"	"	
Bromochloromethane	ND	100	"	"	"	"	"	"	
Bromodichloromethane	ND	100	"	"	"	"	"	"	
Bromoform	ND	100	"	"	"	"	"	"	
Bromomethane	ND	500	"	"	"	"	"	"	
2-Butanone	ND	1000	"	"	"	"	"	"	
n-Butylbenzene	ND	100	"	"	"	"	"	"	
sec-Butylbenzene	ND	100	"	"	"	"	"	"	
tert-Butylbenzene	ND	100	"	"	"	"	"	"	
Carbon disulfide	ND	1000	"	"	"	"	"	"	
Carbon tetrachloride	ND	100	"	"	"	"	"	"	
Chlorobenzene	ND	100	"	"	"	"	"	"	
Chloroethane	ND	100	"	"	"	"	"	"	
Chloroform	ND	100	"	"	"	"	"	"	
Chloromethane	ND	500	"	"	"	"	"	"	
2-Chlorotoluene	ND	100	"	"	"	"	"	"	
4-Chlorotoluene	ND	100	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	500	"	"	"	"	"	"	
Dibromochloromethane	ND	100	"	"	"	"	"	"	
1,2-Dibromoethane	ND	100	"	"	"	"	"	"	
Dibromomethane	ND	100	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	100	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	100	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	100	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	500	"	"	"	"	"	"	
1,1-Dichloroethane	ND	100	"	"	"	"	"	"	
1,2-Dichloroethane	ND	100	"	"	"	"	"	"	
1,1-Dichloroethene	ND	100	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	100	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	100	"	"	"	"	"	"	
1,2-Dichloropropane	ND	100	"	"	"	"	"	"	
1,3-Dichloropropane	ND	100	"	"	"	"	"	"	
2,2-Dichloropropane	ND	100	"	"	"	"	"	"	
1,1-Dichloropropene	ND	100	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	100	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	100	"	"	"	"	"	"	
Ethylbenzene	ND	100	"	"	"	"	"	"	

North Creek Analytical - Portland

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Philip Nerenberg, Laboratory Manager

North Creek Analytical, Inc.
Environmental Laboratory Network

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SCHN00163801



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541.383.9310 fax 541.382.7588

Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: SIC-004
Project Manager: Bill Cobb


Reported:
04/27/00 17:13

Volatile Organic Compounds per EPA Method 8260B
North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Dilution	Method	Prepared	Analyzed	Batch	Notes
TP-A-1 (P004158-01) Soil				Sampled: 03/31/00 Received: 04/07/00					
Hexachlorobutadiene	ND	200	"	"	"	"	"	"	
2-Hexanone	ND	1000	"	"	"	"	"	"	
Isopropylbenzene	ND	100	"	"	"	"	"	"	
p-Isopropyltoluene	ND	100	"	"	"	"	"	"	
4-Methyl-2-pentanone	ND	500	"	"	"	"	"	"	
Methylene chloride	ND	500	"	"	"	"	"	"	
Naphthalene	ND	100	"	"	"	"	"	"	
n-Propylbenzene	ND	100	"	"	"	"	"	"	
Styrene	ND	100	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	100	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	100	"	"	"	"	"	"	
Tetrachloroethene	ND	100	"	"	"	"	"	"	
Toluene	ND	100	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	100	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	100	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	100	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	100	"	"	"	"	"	"	
Trichloroethene	ND	100	"	"	"	"	"	"	
Trichlorofluoromethane	ND	100	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	100	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	100	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	100	"	"	"	"	"	"	
Vinyl chloride	ND	100	"	"	"	"	"	"	
o-Xylene	ND	100	"	"	"	"	"	"	
m,p-Xylene	ND	200	"	"	"	"	"	"	
Surr: 4-BFB	90.6 %	70-130							
Surr: 1,2-DCA-d4	103 %	70-130							
Surr: Dibromofluoromethane	96.0 %	70-130							
Surr: Toluene-d8	102 %	70-130							

North Creek Analytical - Portland

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Philip Nerenberg, Laboratory Manager

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Environmental Laboratory Network

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SCHN00163802



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541.383.9310 fax 541.382.7588

Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: SIC-004
Project Manager: Bill Cobb

Reported:
04/27/00 17:13

Polynuclear Aromatic Compounds per EPA 8270M-SIM
North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Dilution	Method	Prepared	Analyzed	Batch	Notes
TP-A-1 (P004158-01) Soil						Sampled: 03/31/00 Received: 04/07/00			
Acenaphthene	ND	13.4	"	"	EPA 8270B-m	04/10/00	04/10/00	0040285	
Acenaphthylene	ND	13.4	"	"	"	"	"	"	
Anthracene	ND	13.4	"	"	"	"	"	"	
Benzo (a) anthracene	ND	13.4	"	"	"	"	"	"	
Benzo (a) pyrene	ND	13.4	"	"	"	"	"	"	
Benzo (b) fluoranthene	ND	13.4	"	"	"	"	"	"	
Benzo (ghi) perylene	ND	13.4	"	"	"	"	"	"	
Benzo (k) fluoranthene	ND	13.4	"	"	"	"	"	"	
Chrysene	ND	13.4	"	"	"	"	"	"	
Dibenzo (a,h) anthracene	ND	13.4	"	"	"	"	"	"	
Fluoranthene	ND	13.4	"	"	"	"	"	"	
Fluorene	ND	13.4	"	"	"	"	"	"	
Indeno (1,2,3-cd) pyrene	ND	13.4	"	"	"	"	"	"	
Naphthalene	ND	13.4	"	"	"	"	"	"	
Phenanthrene	ND	13.4	"	"	"	"	"	"	
Pyrene	ND	13.4	"	"	"	"	"	"	


Surr: 2-Fluorobiphenyl 81.4 % 48-138
Surr: Nitrobenzene-d5 85.7 % 50-132
Surr: p-Terphenyl-d14 60.5 % 58-143

TP-A-2 (P004158-03) Soil						Sampled: 03/31/00 Received: 04/07/00			
Acenaphthene	ND	13.4	ug/kg dry	1	EPA 8270B-m	04/10/00	04/10/00	0040285	
Acenaphthylene	ND	13.4	"	"	"	"	"	"	
Anthracene	ND	13.4	"	"	"	"	"	"	
Benzo (a) anthracene	ND	13.4	"	"	"	"	"	"	
Benzo (a) pyrene	ND	13.4	"	"	"	"	"	"	
Benzo (b) fluoranthene	ND	13.4	"	"	"	"	"	"	
Benzo (ghi) perylene	ND	13.4	"	"	"	"	"	"	
Benzo (k) fluoranthene	ND	13.4	"	"	"	"	"	"	
Chrysene	ND	13.4	"	"	"	"	"	"	
Dibenzo (a,h) anthracene	ND	13.4	"	"	"	"	"	"	
Fluoranthene	ND	13.4	"	"	"	"	"	"	
Fluorene	ND	13.4	"	"	"	"	"	"	
Indeno (1,2,3-cd) pyrene	ND	13.4	"	"	"	"	"	"	
Naphthalene	ND	13.4	"	"	"	"	"	"	
Phenanthrene	ND	13.4	"	"	"	"	"	"	
Pyrene	ND	13.4	"	"	"	"	"	"	

Surr: 2-Fluorobiphenyl 84.2 % 48-138

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SCHN00163803



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Bend 20332 Empire Avenue, Suite F-1, Bend, OR 97701-5711
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Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: SIC-004
Project Manager: Bill Cobb

Reported:
04/27/00 17:13

Polynuclear Aromatic Compounds per EPA 8270M-SIM

North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Dilution	Method	Prepared	Analyzed	Batch	Notes
TP-A-2 (P004158-03) Soil				Sampled: 03/31/00 Received: 04/07/00					
Surr: Nitrobenzene-d5	86.2 %	50-132							
Surr: p-Terphenyl-d14	59.2 %	58-143							

North Creek Analytical - Portland

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SCHN00163804



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Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: SIC-004
Project Manager: Bill Cobb

Reported:
04/27/00 17:13

Conventional Chemistry Parameters per APHA/EPA Methods
North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Dilution	Method	Prepared	Analyzed	Batch	Notes
TP-B (P004158-02) Soil						Sampled: 03/31/00 Received: 04/07/00			
Oil & Grease	21.7	10.0	mg/kg dry	1	EPA 413.2	04/25/00	04/26/00	0040803	

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Project: Premier Edible Oil
Project Number: SIC-004
Project Manager: Bill Cobb

Reported:
04/27/00 17:13

Miscellaneous Physical/Conventional Chemistry Parameters
North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Dilution	Method	Prepared	Analyzed	Batch	Notes
TP-A-1 (P004158-01) Soil					Sampled: 03/31/00 Received: 04/07/00				
% Solids	89.8		% by Weight	1	NCA SOP	04/10/00	04/10/00	0040288	
TP-B (P004158-02) Soil					Sampled: 03/31/00 Received: 04/07/00				
% Solids	87.5		% by Weight	1	NCA SOP	04/24/00	04/24/00	0040742	
TP-A-2 (P004158-03) Soil					Sampled: 03/31/00 Received: 04/07/00				
% Solids	90.1		% by Weight	1	NCA SOP	04/10/00	04/10/00	0040288	

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Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: SIC-004
Project Manager: Bill Cobb

Reported:
04/27/00 17:13

Diesel and Heavy Range Hydrocarbons per NWTPH-Dx Method - Quality Control

North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC Limits	RPD	RPD Limit	Notes
Batch 0040400 - TPH-D Extraction									
Blank (0040400-BLK1)									
				Prepared: 04/12/00 Analyzed: 04/13/00					
Diesel Range Organics	ND	25.0	mg/kg wet						
Heavy Oil Range Hydrocarbons	ND	50.0	"						
Surr: 1-Chlorooctadecane	4.55		"	5.00		91.0	50-150		
LCS (0040400-BS1)									
				Prepared: 04/12/00 Analyzed: 04/13/00					
Diesel Range Organics	120	25.0	mg/kg wet	127		94.5	50-150		
Heavy Oil Range Hydrocarbons	65.8	50.0	"	75.9		86.7	50-150		
Surr: 1-Chlorooctadecane	5.00		"	5.00		100	50-150		
Duplicate (0040400-DUP1)									
				Source: P004186-01		Prepared: 04/12/00 Analyzed: 04/13/00			
Diesel Range Organics	ND	25.0	mg/kg dry		ND			50	
Heavy Oil Range Hydrocarbons	ND	50.0	"		ND			50	
Surr: 1-Chlorooctadecane	5.08		"	5.38		94.4	50-150		
Duplicate (0040400-DUP2)									
				Source: P004186-02		Prepared: 04/12/00 Analyzed: 04/13/00			
Diesel Range Organics	ND	25.0	mg/kg dry		ND			50	
Heavy Oil Range Hydrocarbons	ND	50.0	"		ND			50	
Surr: 1-Chlorooctadecane	5.01		"	5.33		94.0	50-150		

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SCHN00163807



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Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: SIC-004
Project Manager: Bill Cobb

Reported:
04/27/00 17:13

Volatile Organic Compounds per EPA Method 8260B - Quality Control

North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 0040491 - EPA 5030

Blank (0040491-BLK1)

Prepared: 04/14/00 Analyzed: 04/15/00

Acetone	ND	1000	ug/kg wet
Benzene	ND	100	"
Bromobenzene	ND	100	"
Bromochloromethane	ND	100	"
Bromodichloromethane	ND	100	"
Bromoform	ND	100	"
Bromomethane	ND	500	"
2-Butanone	ND	1000	"
n-Butylbenzene	ND	100	"
sec-Butylbenzene	ND	100	"
tert-Butylbenzene	ND	100	"
Carbon disulfide	ND	1000	"
Carbon tetrachloride	ND	100	"
Chlorobenzene	ND	100	"
Chloroethane	ND	100	"
Chloroform	ND	100	"
Chloromethane	ND	500	"
2-Chlorotoluene	ND	100	"
4-Chlorotoluene	ND	100	"
1,2-Dibromo-3-chloropropane	ND	500	"
Dibromochloromethane	ND	100	"
1,2-Dibromoethane	ND	100	"
Dibromomethane	ND	100	"
1,2-Dichlorobenzene	ND	100	"
1,3-Dichlorobenzene	ND	100	"
1,4-Dichlorobenzene	ND	100	"
Dichlorodifluoromethane	ND	500	"
1,1-Dichloroethane	ND	100	"
1,2-Dichloroethane	ND	100	"
1,1-Dichloroethene	ND	100	"
cis-1,2-Dichloroethene	ND	100	"
trans-1,2-Dichloroethene	ND	100	"
1,2-Dichloropropane	ND	100	"
1,3-Dichloropropane	ND	100	"
2,2-Dichloropropane	ND	100	"
1,1-Dichloropropene	ND	100	"

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Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: SIC-004
Project Manager: Bill Cobb

Reported:
04/27/00 17:13

Volatile Organic Compounds per EPA Method 8260B - Quality Control

North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 0040491 - EPA 5030

Blank (0040491-BLK1)

Prepared: 04/14/00 Analyzed: 04/15/00

cis-1,3-Dichloropropene	ND	100	ug/kg wet							
trans-1,3-Dichloropropene	ND	100	"							
Ethylbenzene	ND	100	"							
Hexachlorobutadiene	ND	200	"							
2-Hexanone	ND	1000	"							
Isopropylbenzene	ND	100	"							
p-Isopropyltoluene	ND	100	"							
4-Methyl-2-pentanone	ND	500	"							
Methylene chloride	ND	500	"							
Naphthalene	ND	100	"							
n-Propylbenzene	ND	100	"							
Styrene	ND	100	"							
1,1,1,2-Tetrachloroethane	ND	100	"							
1,1,2,2-Tetrachloroethane	ND	100	"							
Tetrachloroethene	ND	100	"							
Toluene	ND	100	"							
1,2,3-Trichlorobenzene	ND	100	"							
1,2,4-Trichlorobenzene	ND	100	"							
1,1,1-Trichloroethane	ND	100	"							
1,1,2-Trichloroethane	ND	100	"							
Trichloroethene	ND	100	"							
Trichlorofluoromethane	ND	100	"							
1,2,3-Trichloropropane	ND	100	"							
1,2,4-Trimethylbenzene	ND	100	"							
1,3,5-Trimethylbenzene	ND	100	"							
Vinyl chloride	ND	100	"							
o-Xylene	ND	100	"							
m,p-Xylene	ND	200	"							
Surr: 4-BFB	1820		"	2000		91.0	70-130			
Surr: 1,2-DCA-d4	2280		"	2000		114	70-130			
Surr: Dibromofluoromethane	2180		"	2000		109	70-130			
Surr: Toluene-d8	2400		"	2000		120	70-130			

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SCHN00163809



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Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: SIC-004
Project Manager: Bill Cobb

Reported:
04/27/00 17:13

Volatile Organic Compounds per EPA Method 8260B - Quality Control

North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 0040491 - EPA 5030

LCS (0040491-BS1)

Prepared: 04/14/00 Analyzed: 04/15/00

Benzene	2600	100	ug/kg wet	2500		104	80-135			
Chlorobenzene	2550	100	"	2500		102	80-135			
1,1-Dichloroethene	2560	100	"	2500		102	60-150			
Toluene	2620	100	"	2500		105	80-130			
Trichloroethene	2360	100	"	2500		94.4	70-135			
Surr: 4-BFB	1990		"	2000		99.5	70-130			
Surr: 1,2-DCA-d4	2230		"	2000		112	70-130			
Surr: Dibromofluoromethane	2090		"	2000		105	70-130			
Surr: Toluene-d8	2170		"	2000		109	70-130			

Matrix Spike (0040491-MS1)

Source: P004142-01

Prepared: 04/14/00 Analyzed: 04/15/00

Benzene	3120	100	ug/kg dry	3260	ND	95.7	60-135			
Chlorobenzene	3090	100	"	3260	ND	94.8	65-125			
1,1-Dichloroethene	2900	100	"	3260	ND	89.0	60-135			
Toluene	3270	100	"	3260	ND	99.9	60-125			
Trichloroethene	2880	100	"	3260	ND	88.3	60-125			
Surr: 4-BFB	2210		"	2610		84.7	70-130			
Surr: 1,2-DCA-d4	2670		"	2610		102	70-130			
Surr: Dibromofluoromethane	2540		"	2610		97.3	70-130			
Surr: Toluene-d8	2760		"	2610		106	70-130			

Matrix Spike Dup (0040491-MSD1)

Source: P004142-01

Prepared: 04/14/00 Analyzed: 04/15/00

Benzene	3170	100	ug/kg dry	3260	ND	97.2	60-135	1.59	25	
Chlorobenzene	3150	100	"	3260	ND	96.6	65-125	1.92	25	
1,1-Dichloroethene	2920	100	"	3260	ND	89.6	60-135	0.687	25	
Toluene	3230	100	"	3260	ND	98.7	60-125	1.23	25	
Trichloroethene	2900	100	"	3260	ND	89.0	60-125	0.692	25	
Surr: 4-BFB	2370		"	2610		90.8	70-130			
Surr: 1,2-DCA-d4	2570		"	2610		98.5	70-130			
Surr: Dibromofluoromethane	2430		"	2610		93.1	70-130			
Surr: Toluene-d8	2610		"	2610		100	70-130			

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Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: SIC-004
Project Manager: Bill Cobb

Reported:
04/27/00 17:13

Polynuclear Aromatic Compounds per EPA 8270M-SIM Quality Control

North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 0040285 - EPA 3550

Blank (0040285-BLK1)

Prepared & Analyzed: 04/10/00

Acenaphthene	ND	13.4	ug/kg wet							
Acenaphthylene	ND	13.4	"							
Anthracene	ND	13.4	"							
Benzo (a) anthracene	ND	13.4	"							
Benzo (a) pyrene	ND	13.4	"							
Benzo (b) fluoranthene	ND	13.4	"							
Benzo (ghi) perylene	ND	13.4	"							
Benzo (k) fluoranthene	ND	13.4	"							
Chrysene	ND	13.4	"							
Dibenzo (a,h) anthracene	ND	13.4	"							
Fluoranthene	ND	13.4	"							
Fluorene	ND	13.4	"							
Indeno (1,2,3-cd) pyrene	ND	13.4	"							
Naphthalene	ND	13.4	"							
Phenanthrene	ND	13.4	"							
Pyrene	ND	13.4	"							
Surr: 2-Fluorobiphenyl	72.8		"	83.3		87.4	48-138			
Surr: Nitrobenzene-d5	76.2		"	83.3		91.5	50-132			
Surr: p-Terphenyl-d14	55.4		"	83.3		66.5	58-143			

LCS (0040285-BS1)

Prepared & Analyzed: 04/10/00

Acenaphthene	53.0	13.4	ug/kg wet	83.3		63.6	50-150			
Benzo (a) pyrene	54.5	13.4	"	83.3		65.4	50-150			
Pyrene	41.7	13.4	"	83.3		50.1	50-150			
Surr: 2-Fluorobiphenyl	59.3		"	83.3		71.2	48-138			
Surr: Nitrobenzene-d5	62.8		"	83.3		75.4	50-132			
Surr: p-Terphenyl-d14	42.5		"	83.3		51.0	58-143			Q-01

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Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: SIC-004
Project Manager: Bill Cobb

Reported:
04/27/00 17:13

Polynuclear Aromatic Compounds per EPA 8270M-SIM - Quality Control

North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 0040285 - EPA 3550

Matrix Spike (0040285-MS1)

Source: P004158-03

Prepared & Analyzed: 04/10/00

Acenaphthene	67.1	13.4	ug/kg dry	92.5	ND	72.5	50-150			
Benzo (a) pyrene	72.3	13.4	"	92.5	ND	78.2	50-150			
Pyrene	55.1	13.4	"	92.5	ND	59.6	50-150			
Surr: 2-Fluorobiphenyl	75.9		"	92.5		82.1	48-138			
Surr: Nitrobenzene-d5	79.1		"	92.5		85.5	50-132			
Surr: p-Terphenyl-d14	57.1		"	92.5		61.7	58-143			

Matrix Spike Dup (0040285-MSD1)

Source: P004158-03

Prepared & Analyzed: 04/10/00

Acenaphthene	71.4	13.4	ug/kg dry	92.5	ND	77.2	50-150	6.21	60	
Benzo (a) pyrene	71.7	13.4	"	92.5	ND	77.5	50-150	0.833	60	
Pyrene	55.2	13.4	"	92.5	ND	59.7	50-150	0.181	60	
Surr: 2-Fluorobiphenyl	81.1		"	92.5		87.7	48-138			
Surr: Nitrobenzene-d5	87.5		"	92.5		94.6	50-132			
Surr: p-Terphenyl-d14	57.4		"	92.5		62.1	58-143			

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SCHN00163812



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Bridgewater Group 4640 SW Macadam Ave. Suite 222 Portland, OR 97201	Project: Premier Edible Oil Project Number: SIC-004 Project Manager: Bill Cobb	Reported: 04/27/00 17:13
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Conventional Chemistry Parameters per APHA/EPA Methods - Quality Control

North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 0040803 - TPH Freon Extraction										
Blank (0040803-BLK1)										
Oil & Grease	ND	20.0	mg/kg wet							Prepared: 04/25/00 Analyzed: 04/26/00
LCS (0040803-BS1)										
Oil & Grease	204	20.0	mg/kg wet	200		102	50-150			Prepared: 04/25/00 Analyzed: 04/26/00
Duplicate (0040803-DUP1)										
Oil & Grease	33.6	10.0	mg/kg dry		21.7			43.0	50	Source: P004158-02 Prepared: 04/25/00 Analyzed: 04/26/00

North Creek Analytical - Portland

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North Creek Analytical, Inc.
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SCHN00163813



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Portland 9405 SW Nimbus Avenue, Beaverton, OR 97008-7132
503 906 9200 fax 503 906 9210
Bend 20332 Empire Avenue, Suite F-1, Bend, OR 97701-5711
541 383 9310 fax 541 382 7588

Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: SIC-004
Project Manager: Bill Cobb

Reported:
04/27/00 17:13

Notes and Definitions

Q-01 The spike recovery, and/or RPD, for this QC sample is outside of established control limits. Review of associated batch QC indicates the recovery for this analyte does not represent an out-of-control condition for the batch.

DET Analyte DETECTED

ND Analyte NOT DETECTED at or above the reporting limit

NR Not Reported

dry Sample results reported on a dry weight basis

wet Sample results reported on a wet weight basis

RPD Relative Percent Difference

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SCHN00163814



X

Work Order #: 1004158

SCHN00163815



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Spokane East . . . 5 Montgomery, Suite B, Spokane, WA 99206-4776
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503.906.9200 fax 503.906.9210
Bend 20332 Empire Avenue, Suite F-1, Bend, OR 97701-5711
541.383.9310 fax 541.382.7588

8 August, 2000

Bill Cobb
Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

RE: Premier Edible Oil

Enclosed are the results of analyses for samples received by the laboratory on 05/05/00 15:00. If you have any questions concerning this report, please feel free to contact me.

Sincerely,


Philip Nerenberg
Laboratory Manager

Work Orders included in this report:
P005140

North Creek Analytical, Inc.
Environmental Laboratory Network

SCHN00163816



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Bend 20332 Empire Avenue, Suite F-1, Bend, OR 97701-5711
541.383.9310 fax 541.382.7588

Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: n/a
Project Manager: Bill Cobb

Reported:
08/03/00 09:15

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
TP-4-A	P005140-01	Soil	05/04/00 14:45	05/05/00 15:00
TP-5-A	P005140-02	Soil	05/04/00 15:10	05/05/00 15:00
TP-5-B	P005140-03	Soil	05/04/00 15:20	05/05/00 15:00
TP-5-C	P005140-04	Soil	05/04/00 15:30	05/05/00 15:00
TP-5-D	P005140-05	Soil	05/04/00 15:45	05/05/00 15:00
TP-6-A	P005140-06	Soil	05/04/00 16:10	05/05/00 15:00
TP-6-B	P005140-07	Soil	05/04/00 16:35	05/05/00 15:00

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SCHN00163817



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Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: n/a
Project Manager: Bill Cobb

Reported:
08/03/00 09:15

Gasoline Hydrocarbons per NW TPH-Gx Method
North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Dilution	Method	Prepared	Analyzed	Batch	Notes
TP-4-A (P005140-01) Soil					Sampled: 05/04/00 Received: 05/05/00				
Gasoline Range Hydrocarbons	ND	4.00	mg/kg dry	1	NW TPH-Gx	05/08/00	05/10/00	0050221	
Surr: 4-BFB	96.8 %	50-150							
TP-5-A (P005140-02) Soil					Sampled: 05/04/00 Received: 05/05/00				
Gasoline Range Hydrocarbons	ND	4.00	mg/kg dry	1	NW TPH-Gx	05/08/00	05/10/00	0050221	
Surr: 4-BFB	99.7 %	50-150							
TP-5-B (P005140-03) Soil					Sampled: 05/04/00 Received: 05/05/00				
Gasoline Range Hydrocarbons	8.74	4.00	mg/kg dry	1	NW TPH-Gx	05/08/00	05/11/00	0050221	
Surr: 4-BFB	124 %	50-150							
TP-5-C (P005140-04) Soil					Sampled: 05/04/00 Received: 05/05/00				
Gasoline Range Hydrocarbons	ND	4.00	mg/kg dry	1	NW TPH-Gx	05/08/00	05/11/00	0050221	
Surr: 4-BFB	122 %	50-150							
TP-5-D (P005140-05) Soil					Sampled: 05/04/00 Received: 05/05/00				
Gasoline Range Hydrocarbons	7.39	4.00	mg/kg dry	1	NW TPH-Gx	05/08/00	05/11/00	0050221	
Surr: 4-BFB	115 %	50-150							
TP-6-A (P005140-06) Soil					Sampled: 05/04/00 Received: 05/05/00				
Gasoline Range Hydrocarbons	ND	4.00	mg/kg dry	1	NW TPH-Gx	05/08/00	05/10/00	0050221	
Surr: 4-BFB	96.1 %	50-150							
TP-6-B (P005140-07) Soil					Sampled: 05/04/00 Received: 05/05/00				
Gasoline Range Hydrocarbons	ND	4.00	mg/kg dry	1	NW TPH-Gx	05/08/00	05/10/00	0050221	
Surr: 4-BFB	96.8 %	50-150							

North Creek Analytical - Portland

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Philip Nerenberg, Laboratory Manager

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SCHN00163818



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Bend 20332 Empire Avenue, Suite F-1, Bend, OR 97701-5711
541.383.9310 fax 541.382.7588

Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: n/a
Project Manager: Bill Cobb

Reported:
08/03/00 09:15

Diesel and Heavy Range Hydrocarbons per NWTPH-Dx Method
North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Dilution	Method	Prepared	Analyzed	Batch	Notes
TP-4-A (P005140-01) Soil						Sampled: 05/04/00	Received: 05/05/00	A-01	
Diesel Range Organics	ND	25.0	mg/kg dry	1	NWTPH-Dx	05/10/00	05/11/00	0050284	
Heavy Oil Range Hydrocarbons	53.9	50.0	"	"	"	"	"	"	
Surr: 1-Chlorooctadecane	107 %	50-150							
TP-5-A (P005140-02) Soil						Sampled: 05/04/00	Received: 05/05/00		
Diesel Range Organics	ND	25.0	mg/kg dry	1	NWTPH-Dx	05/10/00	05/11/00	0050284	
Heavy Oil Range Hydrocarbons	ND	50.0	"	"	"	"	"	"	
Surr: 1-Chlorooctadecane	102 %	50-150							
TP-5-B (P005140-03) Soil						Sampled: 05/04/00	Received: 05/05/00	A-01	
Diesel Range Organics	189	25.0	mg/kg dry	1	NWTPH-Dx	05/10/00	05/11/00	0050284	D-15
Heavy Oil Range Hydrocarbons	90.0	50.0	"	"	"	"	"	"	D-15
Surr: 1-Chlorooctadecane	108 %	50-150							
TP-5-C (P005140-04) Soil						Sampled: 05/04/00	Received: 05/05/00		
Diesel Range Organics	ND	25.0	mg/kg dry	1	NWTPH-Dx	05/10/00	05/11/00	0050284	
Heavy Oil Range Hydrocarbons	ND	50.0	"	"	"	"	"	"	
Surr: 1-Chlorooctadecane	108 %	50-150							
TP-5-D (P005140-05) Soil						Sampled: 05/04/00	Received: 05/05/00	A-01	
Diesel Range Organics	69.0	25.0	mg/kg dry	1	NWTPH-Dx	05/10/00	05/11/00	0050284	
Heavy Oil Range Hydrocarbons	226	50.0	"	"	"	"	"	"	
Surr: 1-Chlorooctadecane	116 %	50-150							
TP-6-A (P005140-06) Soil						Sampled: 05/04/00	Received: 05/05/00	A-01	
Diesel Range Organics	ND	25.0	mg/kg dry	1	NWTPH-Dx	05/09/00	05/11/00	0050246	
Heavy Oil Range Hydrocarbons	55.7	50.0	"	"	"	"	"	"	D-15
Surr: 1-Chlorooctadecane	101 %	50-150							

North Creek Analytical - Portland

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SCHN00163819



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541.383.9310 fax 541.382.7588

Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: n/a
Project Manager: Bill Cobb


Reported:
08/03/00 09:15

Diesel and Heavy Range Hydrocarbons per NWTPH-Dx Method
North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Dilution	Method	Prepared	Analyzed	Batch	Notes
TP-6-B (P005140-07) Soil						Sampled: 05/04/00 Received: 05/05/00			
Diesel Range Organics	121	25.0	mg/kg dry	1	NWTPH-Dx	05/10/00	05/11/00	0050284	D-15
Heavy Oil Range Hydrocarbons	131	50.0	"	"	"	"	"	"	D-15
Surr: 1-Chlorooctadecane	103 %	50-150							

North Creek Analytical - Portland

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SCHN00163820



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Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: n/a
Project Manager: Bill Cobb

Reported:
08/03/00 09:15

Volatile Organic Compounds per EPA Method 8260B
North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Dilution	Method	Prepared	Analyzed	Batch	Notes
TP-5-B (P005140-03) Soil						Sampled: 05/04/00 Received: 05/05/00			
Acetone	ND	1000	ug/kg dry	1	EPA 8260B	05/18/00	05/18/00	0050532	
Benzene	ND	100	"	"	"	"	"	"	
Bromobenzene	ND	100	"	"	"	"	"	"	
Bromochloromethane	ND	100	"	"	"	"	"	"	
Bromodichloromethane	ND	100	"	"	"	"	"	"	
Bromoform	ND	100	"	"	"	"	"	"	
Bromomethane	ND	500	"	"	"	"	"	"	
2-Butanone	ND	1000	"	"	"	"	"	"	
n-Butylbenzene	ND	100	"	"	"	"	"	"	
sec-Butylbenzene	ND	100	"	"	"	"	"	"	
tert-Butylbenzene	ND	100	"	"	"	"	"	"	
Carbon disulfide	ND	1000	"	"	"	"	"	"	
Carbon tetrachloride	ND	100	"	"	"	"	"	"	
Chlorobenzene	ND	100	"	"	"	"	"	"	
Chloroethane	ND	100	"	"	"	"	"	"	
Chloroform	ND	100	"	"	"	"	"	"	
Chloromethane	ND	500	"	"	"	"	"	"	
2-Chlorotoluene	ND	100	"	"	"	"	"	"	
4-Chlorotoluene	ND	100	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	500	"	"	"	"	"	"	
Dibromochloromethane	ND	100	"	"	"	"	"	"	
1,2-Dibromoethane	ND	100	"	"	"	"	"	"	
Dibromomethane	ND	100	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	100	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	100	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	100	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	500	"	"	"	"	"	"	
1,1-Dichloroethane	ND	100	"	"	"	"	"	"	
1,2-Dichloroethane	ND	100	"	"	"	"	"	"	
1,1-Dichloroethene	ND	100	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	100	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	100	"	"	"	"	"	"	
1,2-Dichloropropane	ND	100	"	"	"	"	"	"	
1,3-Dichloropropane	ND	100	"	"	"	"	"	"	
2,2-Dichloropropane	ND	100	"	"	"	"	"	"	
1,1-Dichloropropene	ND	100	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	100	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	100	"	"	"	"	"	"	
Ethylbenzene	ND	100	"	"	"	"	"	"	

North Creek Analytical - Portland

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PN

Philip Nerenberg, Laboratory Manager

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Environmental Laboratory Network

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SCHN00163821



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Portland 9405 SW Nimbus Avenue, Beaverton, OR 97008-7132
503 906 9200 fax 503 906 9210
Bend 20332 Empire Avenue, Suite F-1, Bend, OR 97701-5711
541 383 9310 fax 541 382 7588

Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: n/a
Project Manager: Bill Cobb

Reported:
08/03/00 09:15

Volatile Organic Compounds per EPA Method 8260B

North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Dilution	Method	Prepared	Analyzed	Batch	Notes
TP-5-B (P005140-03) Soil					Sampled: 05/04/00 Received: 05/05/00				
Hexachlorobutadiene	ND	200	ug/kg dry	1	EPA 8260B	05/18/00	05/18/00	0050532	
2-Hexanone	ND	1000	"	"	"	"	"	"	
Isopropylbenzene	ND	100	"	"	"	"	"	"	
p-Isopropyltoluene	ND	100	"	"	"	"	"	"	
4-Methyl-2-pentanone	ND	500	"	"	"	"	"	"	
Methylene chloride	ND	500	"	"	"	"	"	"	
Naphthalene	ND	100	"	"	"	"	"	"	
n-Propylbenzene	ND	100	"	"	"	"	"	"	
Styrene	ND	100	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	100	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	100	"	"	"	"	"	"	
Tetrachloroethene	ND	100	"	"	"	"	"	"	
Toluene	ND	100	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	100	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	100	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	100	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	100	"	"	"	"	"	"	
Trichloroethene	ND	100	"	"	"	"	"	"	
Trichlorofluoromethane	ND	100	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	100	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	100	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	100	"	"	"	"	"	"	
Vinyl chloride	ND	100	"	"	"	"	"	"	
o-Xylene	ND	100	"	"	"	"	"	"	
m,p-Xylene	ND	200	"	"	"	"	"	"	
Surr: 4-BFB	98.4 %	70-130							
Surr: 1,2-DCA-d4	105 %	70-130							
Surr: Dibromofluoromethane	99.6 %	70-130							
Surr: Toluene-d8	95.6 %	70-130							

North Creek Analytical - Portland

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Pa

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SCHN00163822



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541.383.9310 fax 541.382.7588

Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: n/a
Project Manager: Bill Cobb

Reported:
08/03/00 09:15

Polynuclear Aromatic Compounds per EPA 8270M-SIM

North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Dilution	Method	Prepared	Analyzed	Batch	Notes
TP-4-A (P005140-01) Soil					Sampled: 05/04/00 Received: 05/05/00			R-05	
Acenaphthene	ND	134	ug/kg dry	10	EPA 8270B-m	05/18/00	05/22/00	0050568	
Acenaphthylene	155	134	"	"	"	"	"	"	
Anthracene	164	134	"	"	"	"	"	"	
Benzo (a) anthracene	ND	134	"	"	"	"	"	"	
Benzo (a) pyrene	238	134	"	"	"	"	"	"	
Benzo (b) fluoranthene	177	134	"	"	"	"	"	"	
Benzo (ghi) perylene	299	134	"	"	"	"	"	"	
Benzo (k) fluoranthene	171	134	"	"	"	"	"	"	
Chrysene	208	134	"	"	"	"	"	"	
Dibenzo (a,h) anthracene	ND	134	"	"	"	"	"	"	
Fluoranthene	394	134	"	"	"	"	"	"	
Fluorene	ND	134	"	"	"	"	"	"	
Indeno (1,2,3-cd) pyrene	196	134	"	"	"	"	"	"	
Naphthalene	ND	134	"	"	"	"	"	"	
Phenanthrene	139	134	"	"	"	"	"	"	
Pyrene	418	134	"	"	"	"	"	"	
Surr: 2-Fluorobiphenyl	85.4 %	20-158							
Surr: Nitrobenzene-d5	75.7 %	26-146							
Surr: p-Terphenyl-d14	70.9 %	41-141							

TP-5-B (P005140-03) Soil					Sampled: 05/04/00 Received: 05/05/00			R-05	
Acenaphthene	ND	134	ug/kg dry	10	EPA 8270B-m	05/18/00	05/22/00	0050568	
Acenaphthylene	192	134	"	"	"	"	"	"	
Anthracene	241	134	"	"	"	"	"	"	
Benzo (a) anthracene	253	134	"	"	"	"	"	"	
Benzo (a) pyrene	395	134	"	"	"	"	"	"	
Benzo (b) fluoranthene	282	134	"	"	"	"	"	"	
Benzo (ghi) perylene	442	134	"	"	"	"	"	"	
Benzo (k) fluoranthene	275	134	"	"	"	"	"	"	
Chrysene	370	134	"	"	"	"	"	"	
Dibenzo (a,h) anthracene	ND	134	"	"	"	"	"	"	
Fluoranthene	992	134	"	"	"	"	"	"	
Fluorene	ND	134	"	"	"	"	"	"	
Indeno (1,2,3-cd) pyrene	290	134	"	"	"	"	"	"	
Naphthalene	ND	134	"	"	"	"	"	"	
Phenanthrene	532	134	"	"	"	"	"	"	
Pyrene	833	134	"	"	"	"	"	"	
Surr: 2-Fluorobiphenyl	106 %	20-158							

North Creek Analytical - Portland

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Philip Nerenberg, Laboratory Manager

North Creek Analytical, Inc.
Environmental Laboratory Network

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SCHN00163823



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541.383.9310 fax 541.382.7588

Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: n/a
Project Manager: Bill Cobb

Reported:
08/03/00 09:15

Polynuclear Aromatic Compounds per EPA 8270M-SIM
North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Dilution	Method	Prepared	Analyzed	Batch	Notes
TP-5-B (P005140-03) Soil					Sampled: 05/04/00 Received: 05/05/00				R-05
Surr: Nitrobenzene-d5	74.8 %	26-146							
Surr: p-Terphenyl-d14	73.8 %	41-141							
TP-5-C (P005140-04) Soil					Sampled: 05/04/00 Received: 05/05/00				R-05
Acenaphthene	ND	67.0	ug/kg dry	5	EPA 8270B-m	05/18/00	05/22/00	0050568	
Acenaphthylene	ND	67.0	"	"	"	"	"	"	
Anthracene	74.0	67.0	"	"	"	"	"	"	
Benzo (a) anthracene	72.7	67.0	"	"	"	"	"	"	
Benzo (a) pyrene	120	67.0	"	"	"	"	"	"	
Benzo (b) fluoranthene	89.1	67.0	"	"	"	"	"	"	
Benzo (ghi) perylene	140	67.0	"	"	"	"	"	"	
Benzo (k) fluoranthene	80.3	67.0	"	"	"	"	"	"	
Chrysene	107	67.0	"	"	"	"	"	"	
Dibenzo (a,h) anthracene	ND	67.0	"	"	"	"	"	"	
Fluoranthene	218	67.0	"	"	"	"	"	"	
Fluorene	ND	67.0	"	"	"	"	"	"	
Indeno (1,2,3-cd) pyrene	90.4	67.0	"	"	"	"	"	"	
Naphthalene	ND	67.0	"	"	"	"	"	"	
Phenanthrene	126	67.0	"	"	"	"	"	"	
Pyrene	263	67.0	"	"	"	"	"	"	
Surr: 2-Fluorobiphenyl	85.7 %	20-158							
Surr: Nitrobenzene-d5	58.7 %	26-146							
Surr: p-Terphenyl-d14	69.2 %	41-141							

North Creek Analytical - Portland

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SCHN00163824



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Bridgewater Group 4640 SW Macadam Ave. Suite 222 Portland, OR 97201	Project: Premier Edible Oil Project Number: n/a Project Manager: Bill Cobb	Reported: 08/03/00 09:15
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Gasoline Hydrocarbons per NW-TPH-GX Method - Quality Control

North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 0050221 - EPA 5035										
Blank (0050221-BLK1) Prepared: 05/08/00 Analyzed: 05/10/00										
Gasoline Range Hydrocarbons	ND	4.00	mg/kg wet							
Surr: 4-BFB	2.53		"	2.50		101	50-150			
LCS (0050221-BS1) Prepared: 05/08/00 Analyzed: 05/10/00										
Gasoline Range Hydrocarbons	70.6	4.00	mg/kg wet	62.5		113	50-150			
Surr: 4-BFB	3.35		"	2.50		134	50-150			
Duplicate (0050221-DUP1) Source: P005140-01 Prepared: 05/08/00 Analyzed: 05/10/00										
Gasoline Range Hydrocarbons	ND	4.00	mg/kg dry		ND				50	
Surr: 4-BFB	2.89		"	3.11		92.9	50-150			

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Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: n/a
Project Manager: Bill Cobb

Reported:
08/03/00 09:15

Diesel and Heavy Range Hydrocarbons per NWPHEDx Method - Quality Control

North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC Limits	RPD	RPD Limit	Notes
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Batch 0050246 - TPH-D Extraction

Blank (0050246-BLK1)

Prepared: 05/09/00 Analyzed: 05/10/00

Diesel Range Organics ND 25.0 mg/kg wet
Heavy Oil Range Hydrocarbons ND 50.0 "

Surr: 1-Chlorooctadecane 4.43 " 5.00 88.6 50-150

LCS (0050246-BS1)

Prepared: 05/09/00 Analyzed: 05/10/00

Diesel Range Organics 107 25.0 mg/kg wet 127 84.3 50-150
Heavy Oil Range Hydrocarbons 60.8 50.0 " 75.9 80.1 50-150

Surr: 1-Chlorooctadecane 5.43 " 5.00 109 50-150

Duplicate (0050246-DUP1)

Source: P005136-04

Prepared: 05/09/00 Analyzed: 05/10/00

Diesel Range Organics ND 25.0 mg/kg dry ND 50
Heavy Oil Range Hydrocarbons ND 50.0 " ND 50

Surr: 1-Chlorooctadecane 6.44 " 7.11 90.6 50-150

Batch 0050284 - TPH-D Extraction

Blank (0050284-BLK1)

Prepared: 05/10/00 Analyzed: 05/11/00

Diesel Range Organics ND 25.0 mg/kg wet
Heavy Oil Range Hydrocarbons ND 50.0 "

Surr: 1-Chlorooctadecane 4.80 " 5.00 96.0 50-150

LCS (0050284-BS1)

Prepared: 05/10/00 Analyzed: 05/11/00

Diesel Range Organics 137 25.0 mg/kg wet 127 108 50-150
Heavy Oil Range Hydrocarbons 73.0 50.0 " 75.9 96.2 50-150

Surr: 1-Chlorooctadecane 5.80 " 5.00 116 50-150

Duplicate (0050284-DUP1)

Source: P005140-01

Prepared: 05/10/00 Analyzed: 05/11/00

Diesel Range Organics ND 25.0 mg/kg dry ND 50
Heavy Oil Range Hydrocarbons 56.4 50.0 " 53.9 4.53 50

Surr: 1-Chlorooctadecane 6.69 " 6.23 107 50-150

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541.383.9310 fax 541.382.7588

Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: n/a
Project Manager: Bill Cobb

Reported:
08/03/00 09:15

Volatile Organic Compounds per EPA Method 8260B - Quality Control

North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 0050532 - EPA 5035

Blank (0050532-BLK1)

Prepared & Analyzed: 05/18/00

Acetone	ND	1000	ug/kg wet
Benzene	ND	100	"
Bromobenzene	ND	100	"
Bromochloromethane	ND	100	"
Bromodichloromethane	ND	100	"
Bromoform	ND	100	"
Bromomethane	ND	500	"
2-Butanone	ND	1000	"
n-Butylbenzene	ND	100	"
sec-Butylbenzene	ND	100	"
tert-Butylbenzene	ND	100	"
Carbon disulfide	ND	1000	"
Carbon tetrachloride	ND	100	"
Chlorobenzene	ND	100	"
Chloroethane	ND	100	"
Chloroform	ND	100	"
Chloromethane	ND	500	"
2-Chlorotoluene	ND	100	"
4-Chlorotoluene	ND	100	"
1,2-Dibromo-3-chloropropane	ND	500	"
Dibromochloromethane	ND	100	"
1,2-Dibromoethane	ND	100	"
Dibromomethane	ND	100	"
1,2-Dichlorobenzene	ND	100	"
1,3-Dichlorobenzene	ND	100	"
1,4-Dichlorobenzene	ND	100	"
Dichlorodifluoromethane	ND	500	"
1,1-Dichloroethane	ND	100	"
1,2-Dichloroethane	ND	100	"
1,1-Dichloroethene	ND	100	"
cis-1,2-Dichloroethene	ND	100	"
trans-1,2-Dichloroethene	ND	100	"
1,2-Dichloropropane	ND	100	"
1,3-Dichloropropane	ND	100	"
2,2-Dichloropropane	ND	100	"
1,1-Dichloropropene	ND	100	"

North Creek Analytical - Portland

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Environmental Laboratory Network

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SCHN00163827



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541.383.9310 fax 541.382.7588

Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: n/a
Project Manager: Bill Cobb

Reported:
08/03/00 09:15

Volatile Organic Compounds per EPA Method 8260B - Quality Control

North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 0050532 - EPA 5035

Blank (0050532-BLK1)

Prepared & Analyzed: 05/18/00

cis-1,3-Dichloropropene	ND	100	ug/kg wet							
trans-1,3-Dichloropropene	ND	100	"							
Ethylbenzene	ND	100	"							
Hexachlorobutadiene	ND	200	"							
2-Hexanone	ND	1000	"							
Isopropylbenzene	ND	100	"							
p-Isopropyltoluene	ND	100	"							
4-Methyl-2-pentanone	ND	500	"							
Methylene chloride	ND	500	"							
Naphthalene	ND	100	"							
n-Propylbenzene	ND	100	"							
Styrene	ND	100	"							
1,1,1,2-Tetrachloroethane	ND	100	"							
1,1,2,2-Tetrachloroethane	ND	100	"							
Tetrachloroethene	ND	100	"							
Toluene	ND	100	"							
1,2,3-Trichlorobenzene	ND	100	"							
1,2,4-Trichlorobenzene	ND	100	"							
1,1,1-Trichloroethane	ND	100	"							
1,1,2-Trichloroethane	ND	100	"							
Trichloroethene	ND	100	"							
Trichlorofluoromethane	ND	100	"							
1,2,3-Trichloropropane	ND	100	"							
1,2,4-Trimethylbenzene	ND	100	"							
1,3,5-Trimethylbenzene	ND	100	"							
Vinyl chloride	ND	100	"							
o-Xylene	ND	100	"							
m,p-Xylene	ND	200	"							
Surr: 4-BFB	1980		"	2000		99.0	70-130			
Surr: 1,2-DCA-d4	2070		"	2000		104	70-130			
Surr: Dibromofluoromethane	1970		"	2000		98.5	70-130			
Surr: Toluene-d8	1990		"	2000		99.5	70-130			

North Creek Analytical - Portland

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541.383.9310 fax 541.382.7588

Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: n/a
Project Manager: Bill Cobb

Reported:
08/03/00 09:15

Volatile Organic Compounds per EPA Method 8260B - Quality Control

North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC Limits	RPD	RPD Limit	Notes
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Batch 0050532 - EPA 5035

LCS (0050532-BS1)

Prepared & Analyzed: 05/18/00

Benzene	2450	100	ug/kg wet	2500		98.0	80-135		
Chlorobenzene	2480	100	"	2500		99.2	80-135		
1,1-Dichloroethene	2240	100	"	2500		89.6	60-150		
Toluene	2320	100	"	2500		92.8	80-130		
Trichloroethene	2280	100	"	2500		91.2	70-135		
Surr: 4-BFB	1970		"	2000		98.5	70-130		
Surr: 1,2-DCA-d4	2180		"	2000		109	70-130		
Surr: Dibromofluoromethane	2000		"	2000		100	70-130		
Surr: Toluene-d8	2030		"	2000		102	70-130		

Matrix Spike (0050532-MS1)

Source: P005360-01

Prepared: 05/18/00 Analyzed: 05/19/00

Benzene	2630	100	ug/kg dry	2960	ND	88.9	60-135		
Chlorobenzene	2870	100	"	2960	ND	97.0	65-125		
1,1-Dichloroethene	2430	100	"	2960	ND	82.1	60-135		
Toluene	2750	100	"	2960	ND	92.9	60-125		
Trichloroethene	2530	100	"	2960	ND	85.5	60-125		
Surr: 4-BFB	2250		"	2370		94.9	70-130		
Surr: 1,2-DCA-d4	2390		"	2370		101	70-130		
Surr: Dibromofluoromethane	2260		"	2370		95.4	70-130		
Surr: Toluene-d8	2370		"	2370		100	70-130		

Matrix Spike Dup (0050532-MSD1)

Source: P005360-01

Prepared: 05/18/00 Analyzed: 05/19/00

Benzene	2570	100	ug/kg dry	2960	ND	86.8	60-135	2.31	25
Chlorobenzene	2830	100	"	2960	ND	95.6	65-125	1.40	25
1,1-Dichloroethene	2210	100	"	2960	ND	74.7	60-135	9.48	25
Toluene	2630	100	"	2960	ND	88.9	60-125	4.46	25
Trichloroethene	2300	100	"	2960	ND	77.7	60-125	9.52	25
Surr: 4-BFB	2370		"	2370		100	70-130		
Surr: 1,2-DCA-d4	2500		"	2370		105	70-130		
Surr: Dibromofluoromethane	2290		"	2370		96.6	70-130		
Surr: Toluene-d8	2490		"	2370		105	70-130		

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541.383.9310 fax 541.382.7588

Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: n/a
Project Manager: Bill Cobb

Reported:
08/03/00 09:15

Polynuclear Aromatic Compounds per EPA 8270M-SIM Quality Control

North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 0050568 - EPA 3550

Blank (0050568-BLK1)

Prepared: 05/18/00 Analyzed: 05/22/00

Acenaphthene	ND	13.4	ug/kg wet
Acenaphthylene	ND	13.4	"
Anthracene	ND	13.4	"
Benzo (a) anthracene	ND	13.4	"
Benzo (a) pyrene	ND	13.4	"
Benzo (b) fluoranthene	ND	13.4	"
Benzo (ghi) perylene	ND	13.4	"
Benzo (k) fluoranthene	ND	13.4	"
Chrysene	ND	13.4	"
Dibenzo (a,h) anthracene	ND	13.4	"
Fluoranthene	ND	13.4	"
Fluorene	ND	13.4	"
Indeno (1,2,3-cd) pyrene	ND	13.4	"
Naphthalene	ND	13.4	"
Phenanthrene	ND	13.4	"
Pyrene	ND	13.4	"

Surr: 2-Fluorobiphenyl	115	"	83.3	138	20-158
Surr: Nitrobenzene-d5	64.5	"	83.3	77.4	26-146
Surr: p-Terphenyl-d14	101	"	83.3	121	41-141

LCS (0050568-BS1)

Prepared: 05/18/00 Analyzed: 05/22/00

Q-23

Acenaphthene	90.7	13.4	ug/kg wet	83.3	109	33-139
Benzo (a) pyrene	86.0	13.4	"	83.3	103	45-149
Pyrene	71.3	13.4	"	83.3	85.6	39-138
Surr: 2-Fluorobiphenyl	107	"	83.3	128	20-158	
Surr: Nitrobenzene-d5	78.7	"	83.3	94.5	26-146	
Surr: p-Terphenyl-d14	78.0	"	83.3	93.6	41-141	

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Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: n/a
Project Manager: Bill Cobb

Reported:
08/03/00 09:15

Notes and Definitions

A-01 Detected hydrocarbons include distinct peaks that have elution patterns similar to that of PAH's.

D-15 Detected hydrocarbons have non-petroleum peaks or elution pattern that suggests the presence of biogenic interference.

Q-23 The Matrix Spike/Duplicate for this batch could not be reported. Source sample contains high levels of target analyte, non-target analyte, and/or matrix interference requiring high dilution.

R-05 Reporting limits raised due to dilution necessary for analysis. Sample contains high levels of reported analyte, non-target analyte, and/or matrix interference.

DET Analyte DETECTED

ND Analyte NOT DETECTED at or above the reporting limit

NR Not Reported


dry Sample results reported on a dry weight basis

wet Sample results reported on a wet weight basis

RPD Relative Percent Difference

North Creek Analytical - Portland

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SCHN00163831

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CHAIN OF CUSTODY REPORT

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(541) 383-9310 FAX 382-7588

Work Order #: P005140

CLIENT: <u>Schnitzer Investment Corp</u>			INVOICE TO: <u>Bridgeport Group</u>			TURNAROUND REQUEST in Business Days* Organic & Inorganic Analyses 10 7 5 4 3 2 1 <1 STD. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Petroleum Hydrocarbon Analyses STD. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> OTHER <input type="checkbox"/> Please Specify _____ <small>*Turnaround Request less than standard may incur Rush Charges</small>													
REPORT TO: <u>Bridgeport Group</u>			P.O. NUMBER: _____																
ADDRESS: <u>4640 SW Morrison Suite 222</u> <u>Portland OR 97201</u>																			
PHONE: _____ FAX: _____			PROJECT NAME: <u>Premium Edible Oil</u>			REQUESTED ANALYSES													
PROJECT NUMBER: _____			SAMPLED BY: <u>Bill Cobb</u>																
CLIENT SAMPLE IDENTIFICATION		SAMPLING DATE/TIME		T _{PH} -G _x		T _{PH} -D _x		P _{PH}		S ₂₄		MATRIX (W, S, O)		# OF CONT.		COMMENTS		NC ID	
1. TP-4-A		5/4/00 2 ⁴⁵		✓		✓		⊗				S		1					
2. TP-5-A		3 ¹⁰		✓		✓		⊗											
3. TP-5-B		3 ²⁰		✓		✓		⊗		⊗									
4. TP-5-C		3 ³⁰		✓		✓		⊗											
5. TP-5-D		3 ⁴⁵		✓		✓		⊗											
6. TP-6-A		4 ¹⁰		✓		✓													
7. TP-6-B		4 ¹⁵		✓		✓													
8.																			
9.																			
10.																			
11.																			
12.																			
13.																			
14.																			
15.																			

RELINQUISHED BY: <u>Bill Cobb</u>		FIRM: <u>BGI</u>		DATE: <u>5/5</u>		RECEIVED BY: <u>[Signature]</u>		FIRM: <u>NCA</u>		DATE: <u>5-5-00</u>	
PRINT NAME: <u>Bill Cobb</u>				TIME: <u>1:40pm</u>		PRINT NAME: <u>Harry Springer</u>				TIME: <u>1:40</u>	
RELINQUISHED BY: <u>[Signature]</u>		FIRM: <u>NCA</u>		DATE: <u>5-5-00</u>		RECEIVED BY: <u>Bob Fahs</u>		FIRM: <u>NCA</u>		DATE: <u>5/5/00</u>	
PRINT NAME: <u>Harry Springer</u>				TIME: _____		PRINT NAME: <u>Bob Fahs</u>				TIME: <u>5:00</u>	
ADDITIONAL REMARKS:										TEMP: <u>0.7</u>	
COC REV 099										PAGE 01	

SCHN00163832

Figure 1 – August 30, 2000 Memo

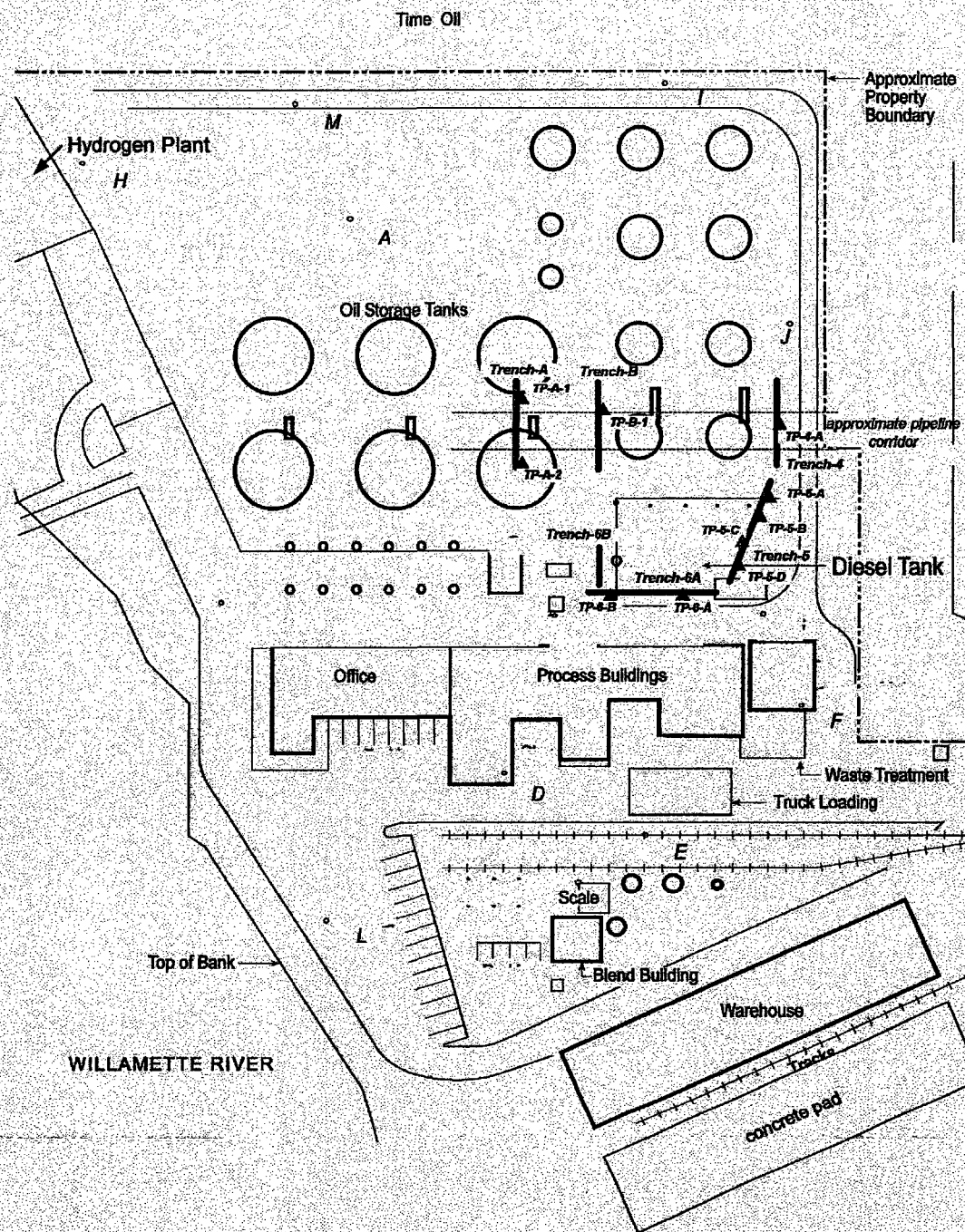


Figure 1
Soil Trench Locations

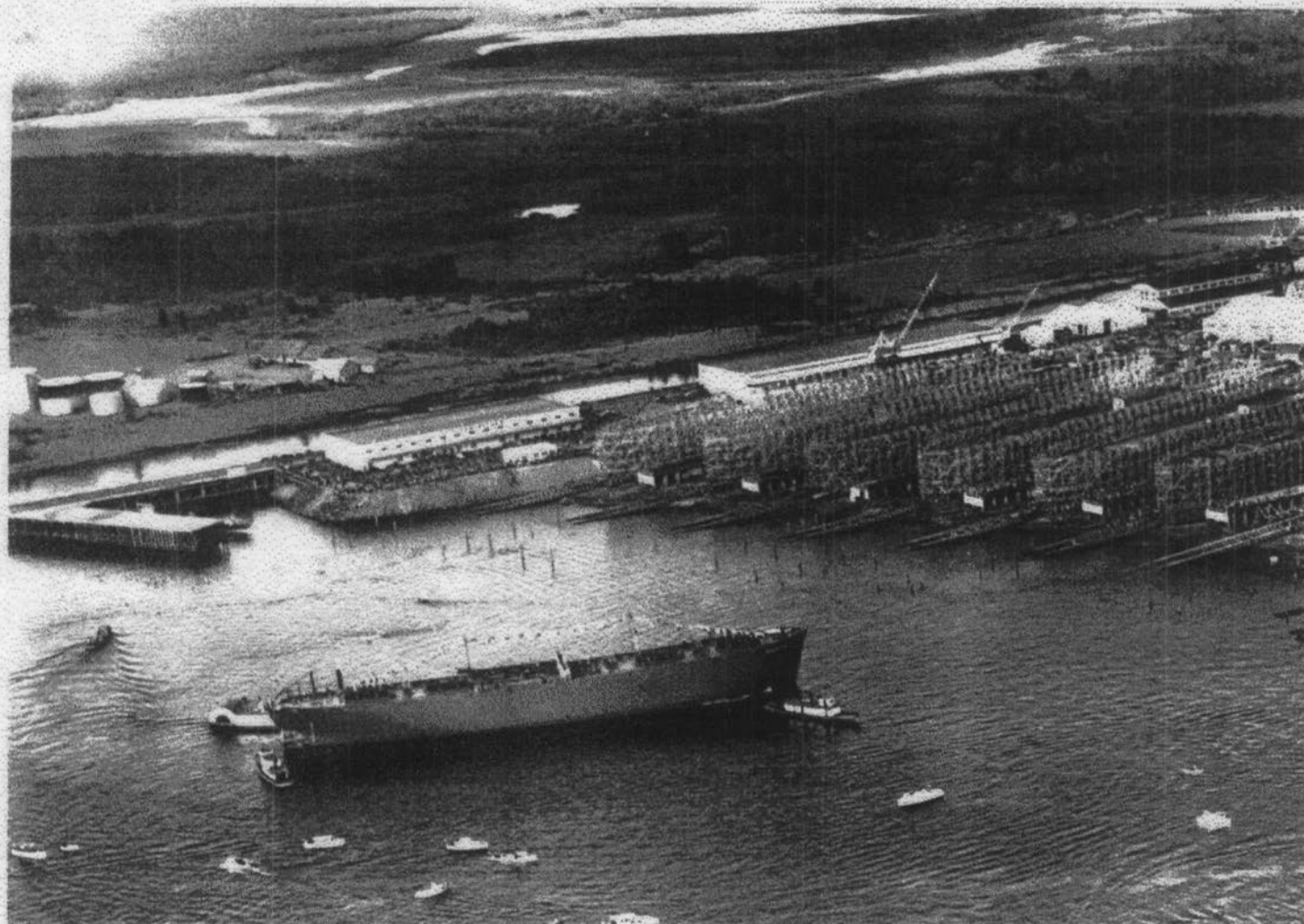
Premier Edible Oils
BRIDGEWATER GROUP, INC.



Photograph #OrHi 89425

BRIDGEWATER GROUP, INC.

SCHN00163842



Photograph #OrHi 68781

BRIDGEWATER GROUP, INC.

SCHN00163843



Photograph #OrHi 49685

BRIDGEWATER GROUP, INC.

SCHN00163844

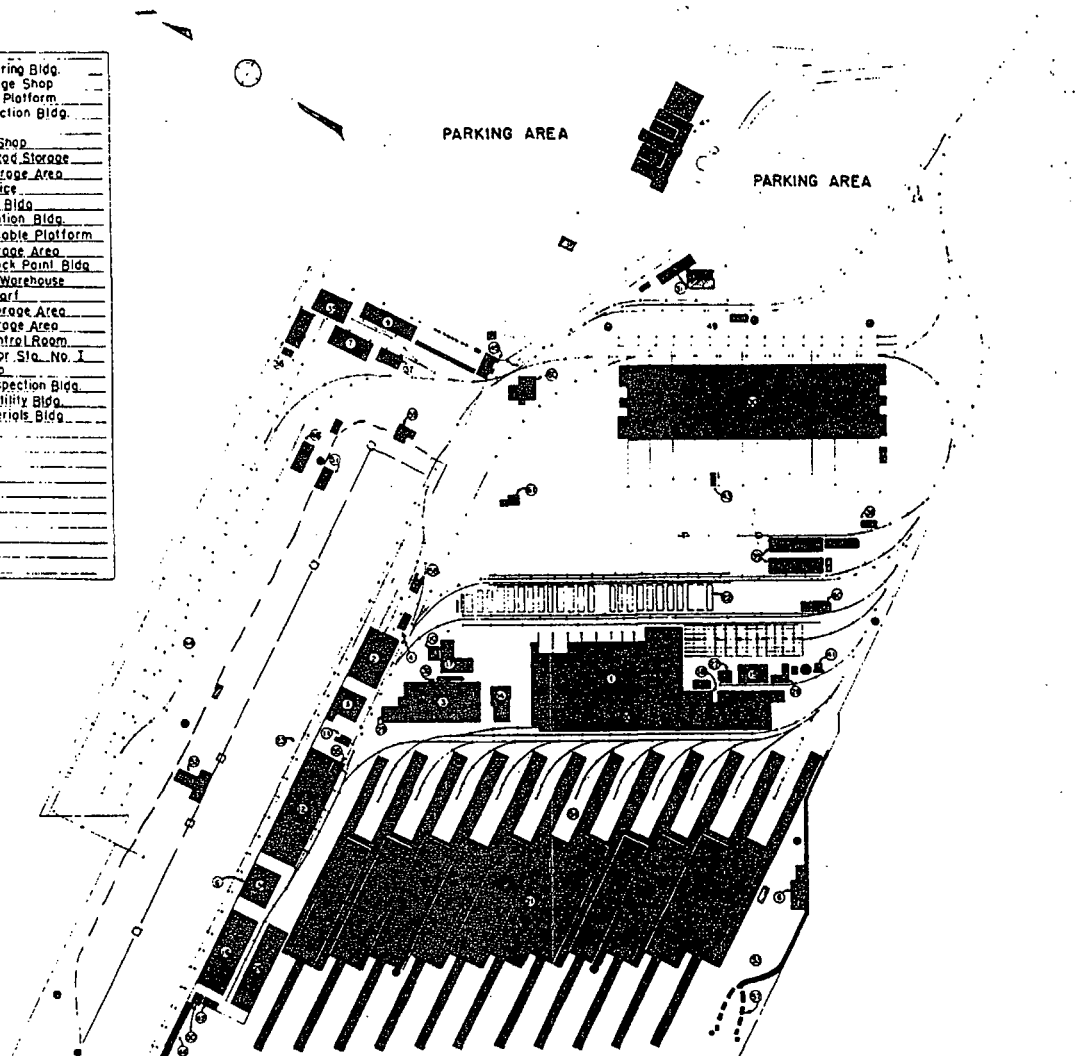


Photograph #OrHi 81042

BRIDGEWATER GROUP, INC.

SCHN00163845

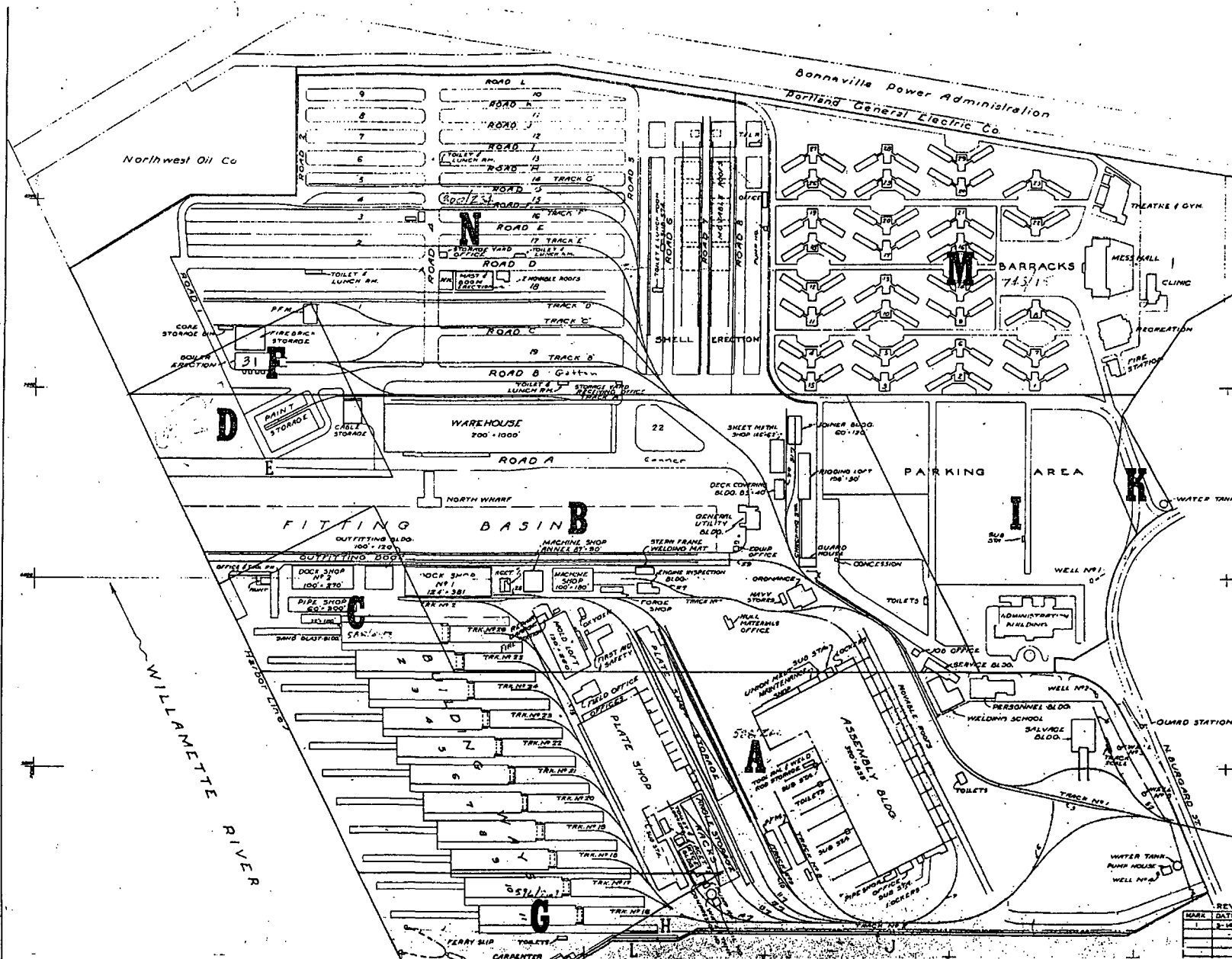
1. Plate Shop	37. Deck Covering Bldg.
2. Machine Shop	38. Bolt Salvage Shop
3. Mold Loft	39. Unloading Platform
4. Blacksmith Shop	40. Boiler Erection Bldg.
5. Dock Pipe Shop	41. Oil House
6. Electrical Shop	42. Asbestos Shop
7. Sheet Metal Shop	43. Welding Rod Storage
8. Carpenter Shop	44. North Storage Area
9. Rigging Loft	45. Overhead Office
10. Oxygen Storage	46. Trial Run Bldg.
11. Acetylene Bldg. No. I	47. Administration Bldg.
12. General Stores	48. Electric Cable Platform
14. Field Office	49. East Storage Area
15. South Point Storage Bldg.	50. Filling Dock Point Bldg.
16. Filling Stores	51. Facilities Warehouse
17. Safety Building & Hosp.	52. North Wharf
18. Substations	53. South Storage Area
20. General Stores Annex	54. West Storage Area
21. Assembly Bldg.	55. Radio Control Room
22. Building Ways	56. Compressor Sta. No. I
23. Plate Yard	57. Ferry Slip
24. Filling Dock	58. Engine Inspection Bldg.
25. Railroad	59. General Utility Bldg.
26. Yard General	60. Hull Materials Bldg.
27. Main Pipe Shop	
28. Acetylene Bldg. No. II	
29. Compressor Sta. No. II	
30. Garage	
31. Assembly Bldg.	
32. Service Bldg.	
33. Battery Storage Bldg.	
34. Outfitting Office Bldg.	
35. Joiner Bldg.	
36. Mast & Boom Erection	



- CONSTRUCTION NOT STARTED
- PILING DRIVEN FOUNDATIONS
- UNDER CONSTRUCTION
- CONSTRUCTION COMPLETED
- UNDER RECONSTRUCTION

REVISIONS				OREGON SHIPBUILDING CORPORATION PORTLAND, OREGON	
NO.	DATE	BY	CHK.	FACILITIES PROGRESS REPORT	
1	7-30-42	W.J.			
2	8-15-42	W.A.			
3	8-30-42	W.J.			
4	9-1-42	W.J.		DATE JULY 15, 1942	DRAWN BY
5	9-30-42	W.J.		BY W.J. WES	APPROVED
6	11-13-42	W.J.		DESIGNED BY	

SCHN00163846



TRACT	OWNER
A	CITY OF PORTLAND
B	OREGON SHIP
C	OREGON SHIP
D	UNITED STATES
E	UNITED STATES
F	UNITED STATES
G	OREGON SHIP
H	CITY OF PORTLAND
I	OREGON SHIP
J	CITY OF PORTLAND
K	OREGON SHIP
L	CITY OF PORTLAND
M	UNITED STATES
N	UNITED STATES

LEGEND
PROPERTY TRACTS ARE
DESIGNATED BY LARGE
CAPITALS.

OREGON SHIPBUILDING CORPORATION
PORTLAND, OREGON

GENERAL ARRANGEMENT
OF SHIPYARD

DATE DEC. 14, 1944
SCALE 1" = 100'

SCHN00163847

DEQ Requested Information - Premier Edible Oils site

TO: Dan Skerritt/Ater Wynne LLP
COPIES: Tom Zelenka/SIC
Charlie Ford/SIC
FROM: Bill Cobb
DATE: September 13, 2000

On September 7, 2000, Alicia Voss/DEQ requested, via e-mail, additional information on the Premier Edible Oils site. Attached to this memorandum are specific responses to her request, as follows:

1. Boring logs for the Geoprobes installed by CH2M HILL and Geo-Tech Explorations are provided, along with a summary of drilling program observations.
2. Well completion diagrams, prepared by CH2M HILL, for monitoring wells MW-1 through MW-5.
3. Well development information prepared by CH2M HILL, including field notes and the well development field logs.
4. Relevant survey information, including the "normalized" and actual survey elevations for the wells and river stage information. The well elevations were originally survey to a "normalized" elevation of 100 feet and were subsequently calibrated to NGVD 29 elevation of 32.18 ft.
5. Field notes and sampling information from CH2M HILL (groundwater sampling) and Stratus Corporation (surface soil sampling).
6. Figure 1 for the August 30, 2000 Bridgewater Group memo regarding Evaluation of Potential Sources
7. North Creek Analytical reports for the samples discussed in the August 30, 2000 Bridgewater Group memo regarding Evaluation of Potential Sources.
8. There are no test pit logs associated with the trenches discussed in the August 30, 2000 Bridgewater Group memo regarding Evaluation of Potential Sources, nor are there test pit logs for any trenches that have been dug at the site. As noted in the CH2M HILL boring logs, sand has been uniformly encountered across the site from near-surface depths to depths of approximately 20 feet (no subsurface exploration has occurred below this depth). All trenches installed at the site have been to depths of 3 to 10 feet below ground surface and all have encountered the same sand material. The only observations made during the trenching activities were associated with soil coloration and odor; the field observations regarding gray colored sand versus brown colored sand were noted in the August 30, 2000 memorandum. The soil samples obtained from the reference trenches were composite samples taken from the sidecast material in the locations shown on Figure 1; the sampled sidecast material also represented a vertical composite from that particular portion of each trench.

Soil Boring Logs

Summary of Drilling program observations

SHEET NO. of DATE

PROJECT NO.

Co. Name
Product
Elevations

Geoprobe location	ODOR	Sheen	Air Monitoring Reading	Stained soil at depth below	Comments
1	--	--	0		
2	--	--	0		
3 (MW-4)	Yes	Yes heavy	3.2	15 to 26' strong odor	(Solvent?)
4	--	Yes	0.45		recharging slowly
5 (MW-3)	--	--	0	15 to 26' slight staining	
6	--	--	0		
7	Yes light	Yes	60		
8	NO	ACCESS			
9	Yes	Yes heavy	30		
10 (MW-5)	Yes strong	Yes balls of product	385	16-26'	solvent LEVEL
11	--	--	0		
12	--	--	0.5		
13	--	--	0		
14	--	--	0		
15	NO	ACCESS TO LOCATION			
16 (MW-1)	--	--	0	no staining seen	clean looking
17	--	--	0		
18	--	--	0		
19 (MW-2)	Yes strong	Yes heavy	300	10' to 26'	VERY STRONG LEVEL
20 NO SAMPLE PLACED					
50	--	--	0		behind my. building
60	--	Yes	1.60		between 2 & 3
46	--	--	1.0		between 3 & 2
47	--	--	0.5		between 2 & 1
48	--	--	0.0		between 1 & fence
49	--	--	0.9		nearest gate

Confidential Attorney Work
Product Prepared Under the
Direction of Counsel.

REV 10-95 FORM 189

SCHN00163859



Division of Geological Resources

PROJECT NUMBER

130341.E0.01

BORING NUMBER

1

SHEET

OF 1

SOIL BORING LOG

PROJECT Premier Edible Oil Site

LOCATION on berm, along east side of tank farm

ELEVATION

DRILLING CONTRACTOR

GOTTEH EXPLORATIONS INC., TUALATIN, OR.

DRILLING METHOD AND EQUIPMENT

Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen

WATER LEVELS

START 5/21/98

FINISH 5/21/98

LOGGER Bruce Brady-Heine

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS	SOIL DESCRIPTION	COMMENTS
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
				6"-6'-6" (N)	SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
5						Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples
15						No soil samples collected from this boring.
18.0						Depth to water inside rods: 18.8' bgs
20					Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	Groundwater sample collected.
22.0						OM reading inside rods = 0.0 ppm
25						



Confidential Agreement
Product Development
Information Only

PROJECT NUMBER 130341.E0.01 BORING NUMBER 2 SHEET 1 OF 1

SOIL BORING LOG

PROJECT Premier Edible Oil Site LOCATION on berm, east side of tank farm
ELEVATION _____ DRILLING CONTRACTOR GOTEH EXPLORATIONS INC., TUALATIN, OR.
DRILLING METHOD AND EQUIPMENT Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen
WATER LEVELS _____ START 5/21/98 FINISH 5/21/98 LOGGER Bruce Brady-Horne

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS 6"-6'-6" (N)	SOIL DESCRIPTION SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	COMMENTS DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
5						Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples
15						Depth to water inside rods: 15.8 bgs
20	18.0				Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	Groundwater sample collected. CVM reading inside rods = 0.0 ppm
25	22.0					

(8.30)

REV 11/89 FORM D1586

SCHN00163861



PROJECT NUMBER

130341.E0.01

BORING NUMBER

3

SHEET

OF 1

SOIL BORING LOG

PROJECT Premier Edible Oil SiteLOCATION east of small tank farm, containing diesel

ELEVATION

DRILLING CONTRACTOR GOTEH EXPLORATIONS INC., TUALATIN, OR.DRILLING METHOD AND EQUIPMENT Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen.

WATER LEVELS

START 5/21/98FINISH 5/21/98LOGGER Bruce Brady Heine

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS 6"-6'-6" (N)	SOIL DESCRIPTION SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	COMMENTS DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
5						Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples
15						No soil samples collected from this boring.
20	18.0				Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	Groundwater sample collected. OVM reading inside rods = 3.2 ppm Heavy sheen observed on water samples.
25	22.0					



PROJECT NUMBER

130341.E0.01

BORING NUMBER

4

SHEET

1 OF 1

SOIL BORING LOG

PROJECT Premier Edible Oil SiteLOCATION East of maintenance shop.

ELEVATION

DRILLING CONTRACTOR

GROTEK EXPLORATIONS INC., TUALATIN, OR.

DRILLING METHOD AND EQUIPMENT

Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen

WATER LEVELS

START 5/21/98FINISH 5/21/98LOGGER Bruce Brady-Heine

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS 6"-6"-6" (N)	SOIL DESCRIPTION SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	COMMENTS DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
5						Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples No soil samples collect from this boring.
15						
18.0						18.0' b.g.s. Depth to water inside rods: 18.0' b.g.s.
20					Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	Groundwater sample collected. Ovm reading inside rods = 0.45 ppm Light sheen ^{observed} present on water samples. Location produced water recharging slowly.
22.0						
25						



PROJECT NUMBER

130341.E0.01

BORING NUMBER

5

SHEET

/ OF /

SOIL BORING LOG

PROJECT Premier Edible Oil SiteLOCATION east of railcar loading rack

ELEVATION _____

DRILLING CONTRACTOR

GROTEK EXPLORATIONS INC., TUALATIN, OR.

DRILLING METHOD AND EQUIPMENT

Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen.

WATER LEVELS _____

START 5/21/98FINISH 5/21/98

LOGGER

Brice Brady-Hume

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS 6"-6"-6" (N)	SOIL DESCRIPTION SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	COMMENTS DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
5	1.0	SS0.5	1.0		0.0 to 0.3' Asphalt	Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples Water oily stain observed at approximately 0.6'
	2.0	SS1.5	1.0		0.3 to 0.6' Fill sandy aggregate	
					0.6 to 2.0 Sand (SW) with fine gravel, gray, moist, gravel 1"-minis.	
15						
20	18.0				Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	Groundwater sample collected. OVM reading inside rod = 0.0ppm
	22.0					
25						



PROJECT NUMBER 130341.E0.01 BORING NUMBER 6 SHEET 1 OF 1

SOIL BORING LOG

PROJECT Premier Edible Oil Site LOCATION South of waste treatment plant
ELEVATION _____ DRILLING CONTRACTOR GOTEH EXPLORATIONS INC., TUALATIN, OR.
DRILLING METHOD AND EQUIPMENT Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen
WATER LEVELS _____ START 5/21/98 FINISH 5/21/98 LOGGER Bruce Brady-Heine

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS 6"-6"-6" (N)	SOIL DESCRIPTION SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	COMMENTS DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
5	1.0	SS05	1.0		0.0 to 0.3 Asphalt flt	Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples No visual signs of staining observed.
	2.0	SS1.5	1.0		0.3 to 2.0 Sand (SW) brown, moist loose, with fine gravel present.	
15						
20	18.0				Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	Groundwater sample collected. OVM reading inside rods = 0.0 ppm
	22.0					
25						



PROJECT NUMBER

130341.E0.01

BORING NUMBER

7

SHEET

1

OF 1

SOIL BORING LOG

PROJECT Premier Edible Oil SiteLOCATION northeast corner of process building

ELEVATION

DRILLING CONTRACTOR

GROTEK EXPLORATIONS INC., TUALATIN, OR.

DRILLING METHOD AND EQUIPMENT

Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen

WATER LEVELS

START 5/22/98FINISH 5/22/98LOGGER Bruce Brady-Hine

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS 6"-6'-6" (N)	SOIL DESCRIPTION SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	COMMENTS DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
5	1.0	SS0.5	1.0		0.0 to 0.3' <u>Asphalt</u>	Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples
	2.0	SS1.5	1.0		0.3 to 1.0' <u>Fill</u> , Sand (Sw), with gravel, brown, moist, loose	
	4.0	SS3	2.0		1.0' to 4.0' <u>Sand</u> (SP), brown moist, loose, occasional gravel encountered	
15	16.0				16.0 to 18.0' <u>Sand</u> (SP), gray, wet loose	stained soil present, strong odor observed
		SS17	2.0			
20	22.0				Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	Groundwater sample collected. OVM reading inside rod = 60 ppm Heavy shears present on water sample Depth to water inside rods = 17.8' bgs
25						



PROJECT NUMBER 130341-EO-01 BORING NUMBER 9 SHEET 1 OF 1

THIS IS A CAPITAL "O" LETTER.

SOIL BORING LOG

PROJECT Premier Edible Oil Site LOCATION inside containment wall - small tag
ELEVATION _____ DRILLING CONTRACTOR GROTEK EXPLORATIONS INC., TUALATIN, OR.
DRILLING METHOD AND EQUIPMENT Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen
WATER LEVELS _____ START 5/22/98 FINISH 5/22/98 LOGGER Bruce Brady-Heine

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS 6"-6"-6" (N)	SOIL DESCRIPTION SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	COMMENTS DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
5	1.0	SS0.5	1.0		Linda Same as # 10 here	Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples
	2.0	SS1.5	1.0			
	4.0	SS3	2.0			
15	16.0				16.0 to 18.0' sand (SP), brown, moist to wet, loose, med to fine sand.	Odor present, grey staining present 16.5 to 18.0' bgs. Depth Groundwater sample collected. OVM reading inside rods = 30 ppm Depth to water in rods = 16.6 bgs
	18.0	SS17	2.0			
	22.0					
20					Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	
25						



PROJECT NUMBER

130341.E0.01

BORING NUMBER

10

SHEET

1 OF 1

SOIL BORING LOG

PROJECT Premier Edible Oil SiteLOCATION in road between process building & tank

ELEVATION

DRILLING CONTRACTOR

GOTHEX EXPLORATIONS INC., TUALATIN, OR.

DRILLING METHOD AND EQUIPMENT

Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen

WATER LEVELS

START

5/22/98

FINISH

5/22/98

LOGGER

Bruce Brady-Heine

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS 6"-6"-6" (N)	SOIL DESCRIPTION SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	COMMENTS DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
5	1.0	SS05	1.0		0.0 to 0.3' <u>Asphalt</u>	Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples
	2.0	SS1.5	1.0		0.3' to 1.0' <u>Fill</u> sand (SW) with gravel black, moist, loose	
	4.0	SS3	2.0		1.0 to 4.0 <u>sand</u> (SP) fine to med brown, moist, loose	
15	16.0				16.0 to 18.0 <u>sand</u> (SP) fine to med, brown, moist to wet, loose	Strong odor, grey stained soil from 17 to 18' bgs. Groundwater sample collected. OVM reading inside jar headspace = 385 ppm Strong sheen present on samples Driller noted possible globules of product in samples
	18.0	SS17	2.0		Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	
	22.0					
25						



PROJECT NUMBER

130341.E0.01

BORING NUMBER

11

SHEET

1

OF 1

SOIL BORING LOG

PROJECT Premier Edible Oil SiteLOCATION east end of office building parking

ELEVATION _____

DRILLING CONTRACTOR GOTCH EXPLORATIONS INC., TUALATIN, OR.DRILLING METHOD AND EQUIPMENT Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen.

WATER LEVELS _____

START 5/21/98FINISH 5/21/98LOGGER Bruce Brady-Heine

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS	SOIL DESCRIPTION SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	COMMENTS DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
5	1.0	SS0.5	1.0	6"-6"-6" (N)	0.0 to 0.3' Asphalt	Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch polytubing w/ ball valve to collect groundwater samples Stained soil present between 0.3' and 0.8' b.g.s.
	0.3 to 1.0				Sand (SW), brown, moist loose with fine gravel present.	
	2.0	SS1.5	1.0		1.0 to 2.0 Sand (SP), brown, moist loose, fine sand.	
15						
20	18.0				Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	Depth to water inside rods = 16.5' bgs Groundwater sample collected. OVM reading inside rods = 0.0 ppm
	22.0					
25						



PROJECT NUMBER

130341.E0.01

BORING NUMBER

12

SHEET

OF 1

SOIL BORING LOG

PROJECT Premier Edible Oil Site LOCATION in roadway between office & tanks
ELEVATION _____ DRILLING CONTRACTOR GOTTEH EXPLORATIONS INC, TUALATIN, OR.
DRILLING METHOD AND EQUIPMENT Geoprobe Direct Push Rig and 4' macro soil sampler and 4' groundwater screen
WATER LEVELS _____ START 5/22/98 FINISH 5/22/98 LOGGER Bruce Brady-Horne

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS 6"-6" (N)	SOIL DESCRIPTION SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	COMMENTS DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
5	1.0	SS0.5	1.0		0.0 to 0.3' <u>Asphalt</u>	Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples Stained soil was observed approximately 0.5' b.g.s.
	0.3'	SI1.5	1.0		0.3' to 1.0' <u>Fill</u> , sand (SW) with gravel, black/gray, moist, loose	
	1.0 to 4.0'	SS3	2.0		1.0 to 4.0' <u>Sand</u> (SP) fine to med, brown, moist, loose, wet zone from 3.0' to 3.4' bgs	
15						Depth to water inside rods = 16.6 bgs
20	18.0				Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	Groundwater sample collected.
	22.0					ORM reading inside rods = 0.5 pf
25						



PROJECT NUMBER

130341.E0.01

BORING NUMBER

13

SHEET

OF 1

SOIL BORING LOG

PROJECT Premier Edible Oil SiteLOCATION at southwest corner of office building

ELEVATION _____

DRILLING CONTRACTOR GOOTEH EXPLORATIONS INC., TUALATIN, OR.DRILLING METHOD AND EQUIPMENT Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen.

WATER LEVELS _____

START 5/21/98FINISH 5/21/98LOGGER Bruce Brady-Heine

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS 6"-6"-6" (N)	SOIL DESCRIPTION SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY, OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	COMMENTS DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
5						Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples
15						No soil samples collected from this boring
18.0					Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	Depth to water inside rods = 15.4 bgs
22.0						Groundwater sample collected. OVM reading inside rods = 0.0 ppm
25						



CRH
Under the
Ground

PROJECT NUMBER

130341.E0.01

BORING NUMBER

14

SHEET

OF 1

SOIL BORING LOG

PROJECT Premier Edible Oil Site LOCATION Southwest corner of large tank farm
ELEVATION _____ DRILLING CONTRACTOR GOTTEH EXPLORATIONS INC., TUALATIN, OR.
DRILLING METHOD AND EQUIPMENT Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen
WATER LEVELS _____ START 5/21/98 FINISH 5/21/98 LOGGER Bruce Brady-Helme

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS 6"-6"-6" (N)	SOIL DESCRIPTION SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	COMMENTS DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
	1.0	SS DS	1.0	0.0	Sand (SP), fine to med, brown, moist loose, minor gravel 1/2" minus present	Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples No visual signs of staining observed.
	2.0	SS IS	1.0			
5						
15						
18.0					Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	Groundwater sample collected. OM reading inside rods = 0.0 ppm
22.0						
25						



PROJECT NUMBER

130341.E0.01

BORING NUMBER

16

SHEET

OF 1

SOIL BORING LOG

PROJECT Premier Edible Oil SiteLOCATION east of containment berm, in open area of large tank farm

ELEVATION _____

DRILLING CONTRACTOR

GROTEK EXPLORATIONS INC., TUALATIN, OR.

DRILLING METHOD AND EQUIPMENT

Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen

WATER LEVELS _____

START 5/21/98FINISH 5/21/98LOGGER Bruce Brady-Heine

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS 6"-6"-6" (N)	SOIL DESCRIPTION SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	COMMENTS DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
	1.0	SS 0.5	1.0		0.0 to 2.0' Sand (SP), fine to med, brown, (loose, moist) with minor amount of small gravel 1"-minus	Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples No visual signs of staining observed
	2.0	SS 1.5	1.0			
5						
15						
18.0					Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	Groundwater sample collected.
22.0						
25						



100% STAKE
ACQUISITION
AND
FINANCIAL

PROJECT NUMBER
130341.E0.01

BORING NUMBER
17

SHEET **1** OF **1**

SOIL BORING LOG

PROJECT Premier Edible Oil Site LOCATION on farm, north of tank farm
ELEVATION _____ DRILLING CONTRACTOR GOTEH EXPLORATIONS INC., TUALATIN, OR.
DRILLING METHOD AND EQUIPMENT Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen
WATER LEVELS _____ START 5/21/96 FINISH 5/21/96 LOGGER Bruce Brady-Heine

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS 6"-6'-6" (N)	SOIL DESCRIPTION SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	COMMENTS DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
5						Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples
15						No soil sample collected from this boring.
18.0						Depth to water inside rods: 18.5'
20					Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	Groundwater sample collected. Driller noted septic odor to water
22.0						
25						



PROJECT NUMBER

130341.E0.01

BORING NUMBER

18

SHEET

OF 1

SOIL BORING LOG

PROJECT Premier Edible Oil SiteLOCATION on berm, north of tank farm

ELEVATION _____

DRILLING CONTRACTOR

GROTEK EXPLORATIONS INC., TUALATIN, OR.

DRILLING METHOD AND EQUIPMENT

Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen

WATER LEVELS _____

START 5/21/98FINISH 5/21/98

LOGGER

Bruce Brady-Heine

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS 6"-6'-6" (N)	SOIL DESCRIPTION SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	COMMENTS DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
5						Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples No soil samples collected from this boring
15						Depth to water inside rods: 18.7' b.g.
18.0					Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	Groundwater sample collected.
22.0						Drillers noted septic odor to water.
25						



PROJECT NUMBER

130341.E0.01

BORING NUMBER

19

SHEET

OF 1

SOIL BORING LOG

PROJECT Premier Edible Oil SiteLOCATION Southwest of Warehouse building

ELEVATION _____

DRILLING CONTRACTOR

Grotek Explorations Inc., Tualatin, OR.

DRILLING METHOD AND EQUIPMENT

Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen.

WATER LEVELS _____

START 5/21/98FINISH 5/21/98

LOGGER

Bruce Brady-Henne

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS	SOIL DESCRIPTION	COMMENTS
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
				6"-6"-6" (N)	SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
5						Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples
15						No soil samples collected from this boring
18.0						Depth to water inside rods: 17.0' bgs.
20					Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	Groundwater sample collected.
22.0						Ohm reading inside rods = 38 ppm
						Strong odors noted from groundwater sample
						Heavy sheen observed on sample.
25						



PROJECT NUMBER

130341.E0.01

BORING NUMBER

46

SHEET

OF

SOIL BORING LOG

PROJECT

Premier Edible Oil Site

LOCATION

between #2 & #3 / east berm

ELEVATION

DRILLING CONTRACTOR

GROTEK EXPLORATIONS INC., TUALATIN, OR.

DRILLING METHOD AND EQUIPMENT

Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen

WATER LEVELS

START

5/22/98

FINISH

5/22/98

LOGGER

Bruce Brady Heine

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS	SOIL DESCRIPTION	COMMENTS
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
				6"-6"-6" (N)	SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
5						Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples
15						No soil samples collected from this boring
18.0						
20					Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	This location recharging very slowly. Need 65 minutes to collect enough water for samp.
22.0						GROUNDWATER sample collected.
25						OM reading inside rods = 1.0 oppr



PROJECT NUMBER

130341.E0.01

BORING NUMBER

47

SHEET

OF

SOIL BORING LOG

PROJECT Premier Edible Oil SiteLOCATION between #1 & #2, on east barn

ELEVATION

DRILLING CONTRACTOR

GROTEK EXPLORATIONS INC., TUALATIN, OR.

DRILLING METHOD AND EQUIPMENT

Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen

WATER LEVELS

START 5/22/98FINISH 5/22/98LOGGER Bruce Brady-Heine

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS	SOIL DESCRIPTION	COMMENTS
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
				6"-6"-6" (N)	SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
5						Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/2-inch poly tubing w/ ball valve to collect groundwater samples
15						No soil samples collected from this boring
20						Depth to water in rods = 27.5' b.g.s.
22.0					Probe driven to 26 feet below ground surface, pulled back to 22 to expose the screen from 22 to 26 b.g.s. for groundwater sample collection.	Groundwater sample collected. CUM reading inside rods = 0.5 ppm
26						



THIS IS A CAPITAL U LETTER.

PROJECT NUMBER 130341.E0.01	BORING NUMBER 48	SHEET 1	OF 1
SOIL BORING LOG			

PROJECT Premier Edible Oil Site LOCATION in Northeast corner of property
ELEVATION _____ DRILLING CONTRACTOR GOTHEX EXPLORATIONS INC, TUALATIN, OR.
DRILLING METHOD AND EQUIPMENT Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen
WATER LEVELS _____ START 5/22/98 FINISH 5/22/98 LOGGER Bruce Brady-Hill

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS	SOIL DESCRIPTION	COMMENTS
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
5						Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples
10						No soil samples collected from this boring
15						
18.0					Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	Depth to water in rods = 17.8' b.g.
20						Groundwater sample collected.
22.0						OM reading inside rods = 0.0 pp.
25						

PROJECT NUMBER
130341.E0.01BORING NUMBER
49

SHEET 1 OF 1

SOIL BORING LOG

PROJECT Premier Edible Oil SiteLOCATION along entrance roadway

ELEVATION

DRILLING CONTRACTOR GOTEH EXPLORATIONS INC., TUALATIN, OR.DRILLING METHOD AND EQUIPMENT Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen

WATER LEVELS

START 5/22/98FINISH 5/22/98LOGGER Brice Brady-Hill

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS 6"-6'-6" (N)	SOIL DESCRIPTION SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	COMMENTS DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
5						Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ Ball Valve to collect groundwater samples
10						No soil samples collected from this boring
15						
20					Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18' to 22' b.g.s. for groundwater sample collection.	Groundwater sample collected. OIM reading inside rods = 0.5 ft.
25						



PROJECT NUMBER

130341.E0.01

BORING NUMBER

50

SHEET

1 OF 1

SOIL BORING LOG

PROJECT

Premier Edible Oil Site

LOCATION

east of hydrogen plant

ELEVATION

DRILLING CONTRACTOR

GOTTEH EXPLORATIONS INC., TUALATIN, OR.

DRILLING METHOD AND EQUIPMENT

Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen

WATER LEVELS

START 5/21/98

FINISH 5/21/98

LOGGER

Bruce Brady-Heine

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS	SOIL DESCRIPTION	COMMENTS
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
5				6"-6"-6" (N)	SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
15						Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples
20	18.0				Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	No soil samples collect from this boring.
25	22.0					Groundwater sample collected. OM reading inside rods = 0.0 ppm



this is a capital "O" letter.

PROJECT NUMBER 130341.E0.01	BORING NUMBER 60	SHEET 1	OF 1
SOIL BORING LOG			

PROJECT Premier Edible Oil Site LOCATION Eastern property boundary
ELEVATION _____ DRILLING CONTRACTOR GOOTEH EXPLORATIONS INC., TUALATIN, OR.
DRILLING METHOD AND EQUIPMENT Geoprobe Direct Push Rig and 4' macro soil sampler, and 4' groundwater screen
WATER LEVELS _____ START 5/22/98 FINISH 5/22/98 LOGGER Bruce Brady-Heine

DEPTH BELOW SURFACE (FT)	SAMPLE			STANDARD PENETRATION TEST RESULTS 6"-6"-6" (N)	SOIL DESCRIPTION SOIL NAME, USCS GROUP SYMBOL, COLOR, MOISTURE CONTENT, RELATIVE DENSITY OR CONSISTENCY, SOIL STRUCTURE, MINERALOGY	COMMENTS DEPTH OF CASING, DRILLING RATE, DRILLING FLUID LOSS, TESTS AND INSTRUMENTATION
	INTERVAL	NUMBER AND TYPE	RECOVERY (FT)			
5						Used 4-foot geoprobe groundwater sampling screen, vacuum pump and 1/4-inch poly tubing w/ ball valve to collect groundwater samples
15						No soil samples collected from this boring.
20	18.0				Probe driven to 22 feet below ground surface, pulled back to 18' to expose the screen from 18 to 22' b.g.s. for groundwater sample collection.	Groundwater sample collected. OVM reading inside rods = 115 ppm. Heavy sheen present on water samples.
25	22.0					

Well Completion Diagrams



CH2MHILL

PROJECT NUMBER

130341.EO.01

BORING NUMBER

MW01

SHEET 1 OF 1

WELL COMPLETION DIAGRAM

PROJECT : Premier Edible Oils

LOCATION : ESE of hydrogen plant (location 16)

ELEVATION : 95.15 ft

DRILLING CONTRACTOR : Geo-Tech Explorations

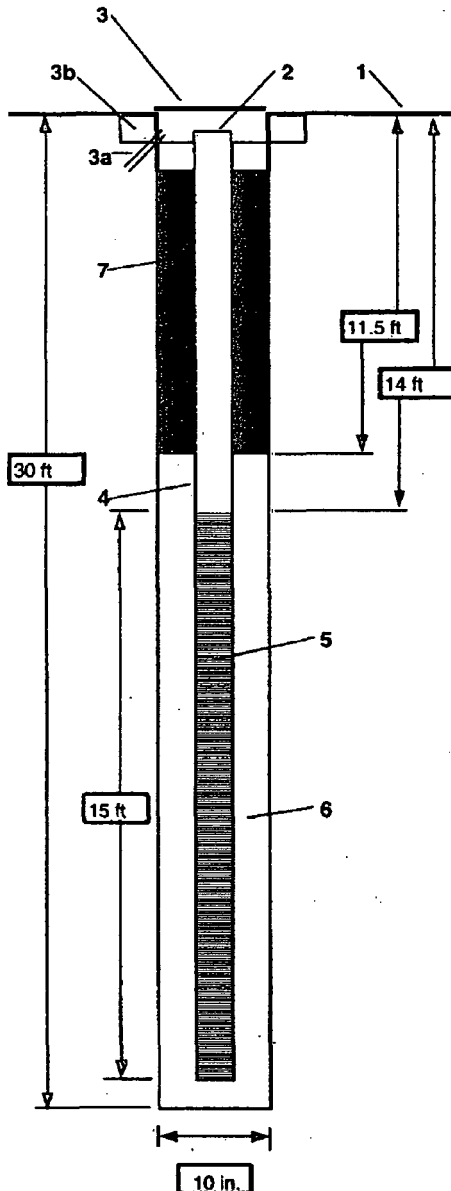
DRILLING METHOD AND EQUIPMENT USED : HSA

WATER LEVEL 14.12 ft BTOC 5/28/98

START : 5/26/98

END : 5/26/98

LOGGER B. Brody-Heine



- 1- Ground elevation at well 95.15 ft
- 2- Top of casing elevation 94.80 ft
- 3- Wellhead protection cover type Sherwood monument
 - a) drain tube? no
 - b) concrete pad dimensions 1.5 ft
- 4- Diameter/type of well casing 2-inch Sch. 40 PVC flush threaded
- 5- Type/slot size of screen Sch. 40 PVC/0.010-inch slot
- 6- Type screen filter 10-20 Colorado Silica
 - a) Quantity used 13 - 50# sacks
- 7- Type of seal 3/4-inch Bentonite chips
 - a) Quantity used 7 - 50# sacks
 - b) Top of seal 1.5 ft bgs

Development method _____

Development time _____

Estimated purge volume _____

Comments 4-inch end cap below screen

SCHN00163886



CH2MHILL

PROJECT NUMBER
130341.EO.01

BORING NUMBER
MW02

SHEET 1 OF 1

WELL COMPLETION DIAGRAM

PROJECT: Premier Edible Oils

LOCATION: W of warehouse (location 19)

ELEVATION: 96.11 ft

DRILLING CONTRACTOR: Geo-Tech Explorations

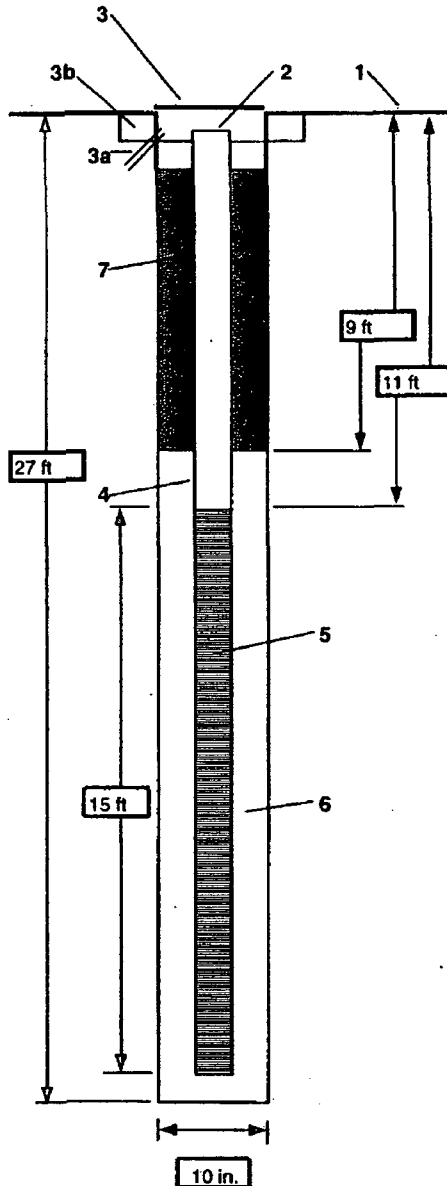
DRILLING METHOD AND EQUIPMENT USED: HSA

WATER LEVEL 14.47 ft BTOC 5/28/98

START: 5/26/98

END: 5/26/98

LOGGER B. Brody-Haine



- 1- Ground elevation at well 96.11 ft
- 2- Top of casing elevation 95.76 ft
- 3- Wellhead protection cover type Sherwood monument
 - a) drain tube? no
 - b) concrete pad dimensions 1.5 ft
- 4- Diameter/type of well casing 2-inch Sch. 40 PVC flush threaded
- 5- Type/slot size of screen Sch. 40 PVC/0.010-inch slot
- 6- Type screen filter 10-20 Colorado Silica
 - a) Quantity used 14 - 50# sacks
- 7- Type of seal 3/4-inch Bentonite chips
 - a) Quantity used 5 - 50# sacks
 - b) Top of seal 1.5 ft bgs

Development method _____

Development time _____

Estimated purge volume _____

Comments 4-inch end cap below screen

SCHN00163887



CH2MHILL

PROJECT NUMBER
130341.EO.01

BORING NUMBER
MW03

SHEET 1 OF 1

WELL COMPLETION DIAGRAM

PROJECT : Premier Edible Oils

LOCATION : E of railcar loading racks (location 5)

ELEVATION : 96.48 ft

DRILLING CONTRACTOR : Geo-Tech Explorations

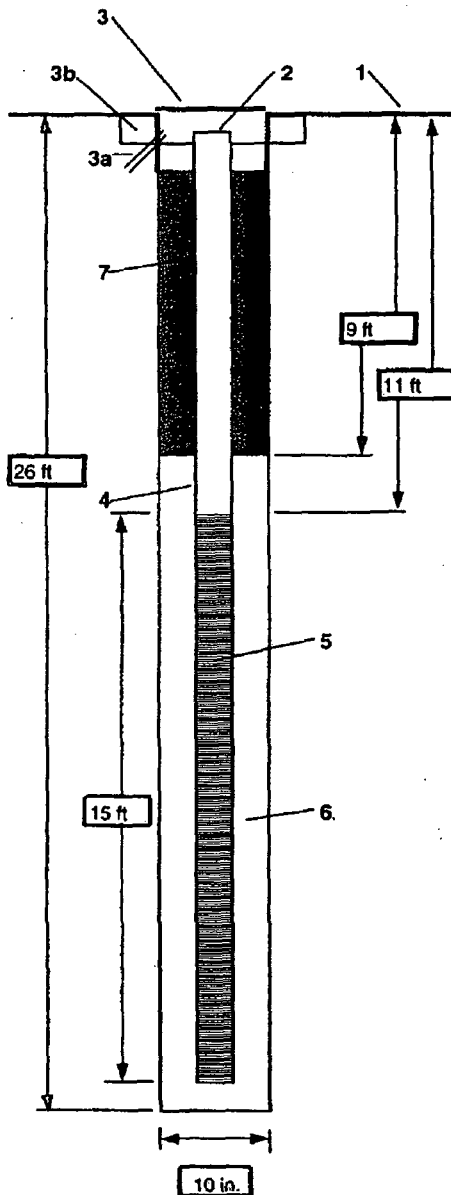
DRILLING METHOD AND EQUIPMENT USED : HSA

WATER LEVEL 15.71 ft BTOC 5/28/98

START : 5/26/98

END : 5/26/98

LOGGER B. Brody-Heine



- 1- Ground elevation at well 96.48 ft
- 2- Top of casing elevation 96.24 ft
- 3- Wellhead protection cover type Sherwood monument
a) drain tube? no
b) concrete pad dimensions 1.5 ft
- 4- Diameter/type of well casing 2-inch Sch. 40 PVC flush threaded
- 5- Type/slot size of screen Sch. 40 PVC/0.010-inch slot
- 6- Type screen filter 10-20 Colorado Silica
a) Quantity used 15 - 50# sacks
- 7- Type of seal 3/4-inch Bentonite chips
a) Quantity used 5 - 50# sacks
b) Top of seal 1.5 ft bgs

Development method _____

Development time _____

Estimated purge volume _____

Comments 4-inch end cap below screen

SCHN00163888



CH2MHILL

PROJECT NUMBER
130341.EO.01

BORING NUMBER
MW04

SHEET 1 OF 1

WELL COMPLETION DIAGRAM

PROJECT : Premier Edible Oils

LOCATION : N of maintenance shop (location 3)

ELEVATION : 96.24 ft

DRILLING CONTRACTOR : Geo-Tech Explorations

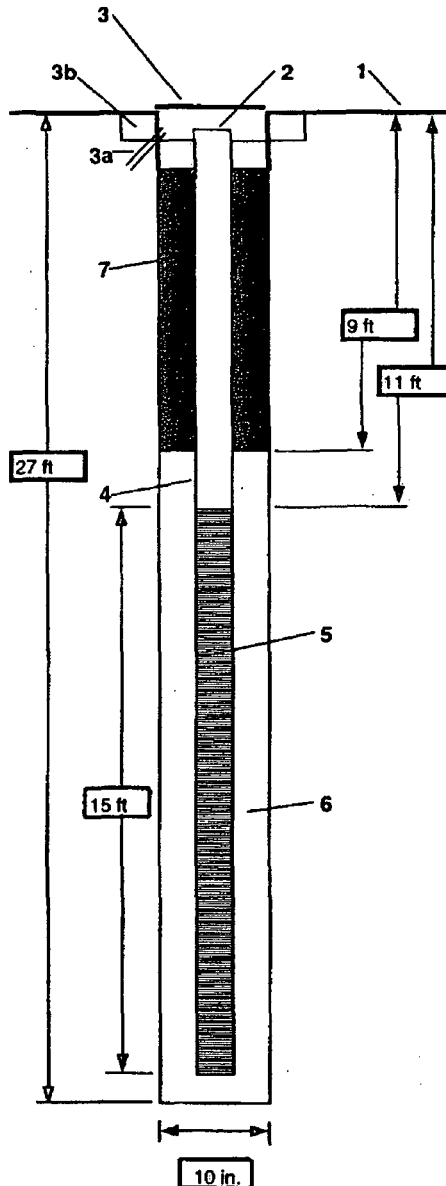
DRILLING METHOD AND EQUIPMENT USED : HSA

WATER LEVEL 14.75 ft BTOC 5/28/98

START : 5/27/98

END : 5/27/98

LOGGER B. Brody-Heine



- 1- Ground elevation at well 96.24 ft
- 2- Top of casing elevation 95.94 ft
- 3- Wellhead protection cover type Sherwood monument
 - a) drain tube? no
 - b) concrete pad dimensions 1.5 ft
- 4- Diameter/type of well casing 2-inch Sch. 40 PVC flush threaded
- 5- Type/slot size of screen Sch. 40 PVC/0.010-inch slot
- 6- Type screen filter 10-20 Colorado Silica
 - a) Quantity used 14 - 50# sacks
- 7- Type of seal 3/4-inch Bentonite chips
 - a) Quantity used 6 - 50# sacks
 - b) Top of seal 1.5 ft bgs

Development method _____

Development time _____

Estimated purge volume _____

Comments 4-inch end cap below screen

SCHN00163889



CH2MHILL

PROJECT NUMBER
130341.EO.01

BORING N. JER
MW05

SHEET 1 OF 1

WELL COMPLETION DIAGRAM

PROJECT: Premier Edible Oils

LOCATION: just N of process bldg (location 10)

ELEVATION: 96.21 ft

DRILLING CONTRACTOR: Geo-Tech Explorations

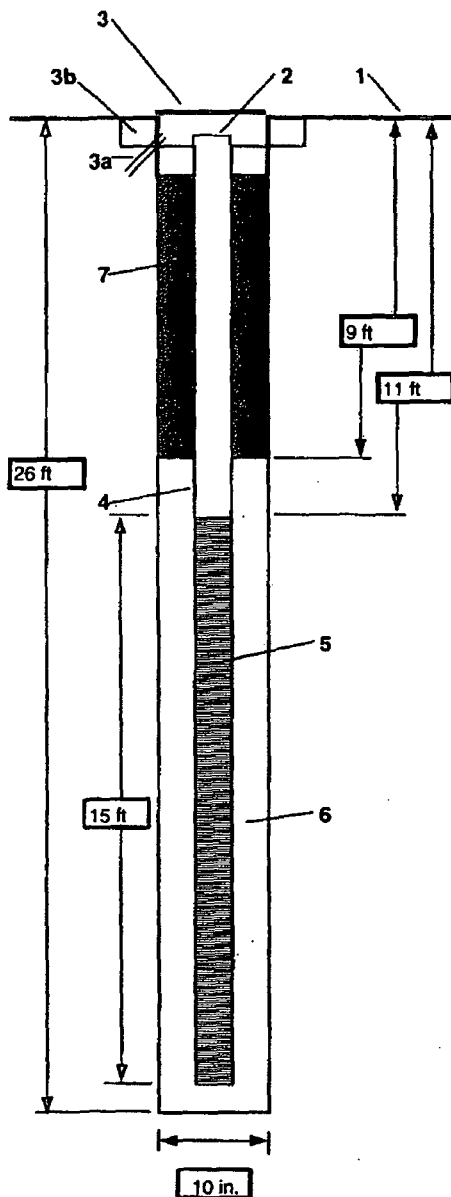
DRILLING METHOD AND EQUIPMENT USED: HSA

WATER LEVEL 15.33 ft BTOC 5/28/98

START: 5/27/98

END: 5/27/98

LOGGER B. Brody-Heine



- 1- Ground elevation at well 96.21 ft
- 2- Top of casing elevation 95.85 ft
- 3- Wellhead protection cover type Sherwood monument
 - a) drain tube? no
 - b) concrete pad dimensions 1.5 ft
- 4- Diameter/type of well casing 2-inch Sch. 40 PVC flush threaded
- 5- Type/slot size of screen Sch. 40 PVC/0.010-inch slot
- 6- Type screen filter 10-20 Colorado Silica
 - a) Quantity used 13 - 50# sacks
- 7- Type of seal 3/4-inch Bentonite chips
 - a) Quantity used 6 - 50# sacks
 - b) Top of seal 1.5 ft bgs

Development method _____

Development time _____

Estimated purge volume _____

Comments 4-inch end cap below screen

SCHN00163890

Well Development



MEMORANDUM

1/3

To: Bill Cobb/Bridgewater (OFFICE)

From: Mark Wirganowicz (OFFICE)

Date: 6/10/98 Project No. 130341.EO.01 (OFFICE)

Re: monitoring well development by
Mike Abbott & Barry Collom

Confidential Attorney Work (OFFICE)
Product Prepared Under the (OFFICE)
Direction of Counsel (OFFICE)

Premier Edible Oils

monitoring wells MW-1 through MW-5 developed 6/8 : 6/9/98
using surge block and peristaltic pump

MW-1

total gallons purged = 98

final parameters : specific conductance = 133 μ mhos/cm

temp. = 14.1 °C

pH = 6.41

turbidity = 4.4 NTU

description = clear, colorless

MW-2

total gallons purged = 55

final parameters = spec. cond. = 522 μ mhos/cm

temp. = 17.1

pH = 6.22

turbidity = 6 NTUs

description = hint of yellow color, clear,
very light sheen, light odor



REV 7/84 FORM 3

SCHN00163892

2/3



MEMORANDUM

To: _____ (OFFICE)
 _____ (OFFICE)
 _____ (OFFICE)
 Confidential Attorney Work (OFFICE)
 Prepared Under the (OFFICE)
 Direction of Counsel. (OFFICE)

From: _____ (OFFICE)

Date: _____ Project No. 138341, ED, 01

Re: _____

MW-3

total gallons purged = 69

final parameters: spec. cond. = 361 μ mhos/cm

temp. = 15.4 °C

pH = 6.44

turbidity = 4.7

description = almost clear, colorless, no sheen

MW-4

total gallons purged = 55

final parameters: spec. cond. = 378 μ mhos/cm

temp. = 13.3 °C

pH = 6.70

turbidity = 2.9 NTUs

description = clear, colorless, no sheen,
gasoline odor

MW-5

total gallons purged = 55

final parameters: spec. cond. = 353 μ mhos/cm

temp. = 14.5 °C

pH = 6.35

turbidity = 5 NTUs

description = clear, colorless, no sheen,
gasoline odor



REV 7/84 FORM 3

SCHN00163893



MEMORANDUM

3/3

To: _____

(OFFICE)

(OFFICE)

From: _____

(OFFICE)

Date: _____

Project No. 138341, EO. 81

Confidential Attorney Work
Product Prepared under the
Direction of Counsel.

(OFFICE)

(OFFICE)

(OFFICE)

Re: _____

OBSERVATIONS DURING DEVELOPMENT

(OFFICE)

MW-1 : no sheens, no odor during development

MW-2 : thin layer of product on water column ($\sim 1/16"$)
prior to development, strong diesel/kerosene
odor, sheens especially on sand

MW-3 : oil sheen as small dots and streaks of
iridescence, diesel/kerosene(?) odor

MW-4 : sheen observed with small globules $\sim 1/16 - 1/8"$
diameter, gasoline odor

MW-5 : sheen, gasoline odor

DRUM INVENTORY

drums labeled with well IDs, as development water, date,
and number of gallons; drums left on-site near their
respective wells; 3 empty drums left on site, one has large
crease near bottom, recommend not for liquids

MW-1 : 2 drums (1 full, 1 with ~ 46 gallons)

MW-2 : 1 drum, full

MW-3 : 2 drums (1 full, 1 with ~ 15 gallons)

MW-4 : 1 drum, full

MW-5 : 1 drum, full

TOTAL = 7 drums, ~ 336 gallons



REV 7/84 FORM 3

SCHN00163894

CH2M HILL WELL DEVELOPMENT FIELD LOG

Schnitzer

Well I.D.: MW1

Client: Premier Edible Oils	Well Dia.(in.): 2
Project #:	Sand Pack Dia (in.): 10"
Developed By: MDA, BEC	Bore Hole Dia (in.): 10"
Total Gallons Removed: 98	
Standing Well Volume (gallons @ 30% porosity): $2.7 - 12.79 \times .17 = 2.4$ gallons (Casing)	
$15' \times 3.92 \times .3 = 17.6$ gallons - Sandpack $17.6 + 2.4 = 20$ gal	
Start: Date 6/18/98 Time: 1048	DTW (ft. from TOC): 12.79 Total Depth(ft. from TOC):
Stop: Date 1/1 Time:	DTW (ft. from TOC): Total Depth(ft. from TOC): ~27

Development Method / Comments:
Peristaltic Pump w/ 1/2" Poly Tubing & Surge block on bottom of tubing

Time	DTW ft. from TOC	Volume Removed (gallons)	Spec. Cond. (micromhos/cm)	Temp. (oC)	Ph	NTU's	Purge Rate (gal/min)	Surging (Y/N)	Near Continuous Surging of ALLIS' of Screen	
									Clarity/ Color/Remarks	
1048	12.79	0						Y	Initial Surging	
1054									Yellow-Brown	
1057		2	121	15.0	6.19	—	.66	Y	A 100% pump speed	Very Cloudy Bottom
1105	12.98	10	117	13.4	6.30	—	1.0	Y	Yellow-Brown Cloudy	Bottom of Bucket
1114	12.97	20	116	14.1	6.35	700	1.1	Y	100% Yellow-Brown Cloudy	
1122	12.93	30	124	13.6	6.36	470	1.25	Y	100% " " " Cloudy	
1130	12.97	40	122	13.7	6.41	330	1.25	Y	100% Yellow-Brown Cloudy	
1139	12.90	50	128	13.7	6.41	795	1-1	Y	100% Pump Speed	less Sand, Cloudy
1149	12.92	60	126	13.9	6.43	475	1.0	Y	" Yellow-Brown	Very little Sand, Cloudy
1159	12.93	70	121	14.0	6.43	500	1.0	Y	" " "	
1204								N	END Surging	
1208	12.92	80	122	14.4	6.40	600	1.0	N	50% Pump Speed	"
1221	12.89	90	131	14.3	6.42	37	.8	N	1" Slight 14	
1224									90% Cloudy	NO Sand
1234	12.83	98	133	14.1	6.41	4.4	.8	N	40% Pump Speed	Clear Colorless
END										

* measured @ .55pm ??

CH2M HILL WELL DEVELOPMENT FIELD LOG

Schnitzer Well I.D.: *MW 2*

Client: *Premier Edible Oils* Well Dia.(in.): *2*

Project #: Sand Pack Dia (in.): *10" x 15'*

Developed By: *mda, BEC* Bore Hole Dia (in.): *10"*

Total Gallons Removed: *55*

Standing Well Volume (gallons @ 30% porosity): $(27 - 15.43) \times .17 = 2$ *in well casing*

$15 \times 3.92 \times .3 = 17.6$ gal. *in Sand Pack* $17.6 + 2 = 19.6$

Start: Date *6/19/99* Time: DTW (ft. from TOC): *15.43* Total Depth(ft. from TOC):

Stop: Date *1/1* Time: DTW (ft. from TOC): Total Depth(ft. from TOC):

Development Method / Comments: *Peristaltic Pump w/ 1/2" Poly Tubing And Surge block 6" from end of Tubing.*

Time	DTW ft. from TOC	Volume Removed (gallons)	Spec. Cond. (micromhos/cm)	Temp. (oC)	Ph	<i>Turbidity NTU</i>	Purge Rate (gal/min)	Surging (Y/N)	Almost Continuous Surging of Screen Area during Surging Clarity/ Color/Remarks
<i>1400</i>	<i>15.43</i>	<i>0</i>						<i>Y</i>	<i>STRONG Kerosene Odor</i>
<i>1403</i>	<i>—</i>	<i>21</i>	<i>561</i>	<i>19.3</i>	<i>6.04</i>	<i>—</i>		<i>Y</i>	<i>Olive-Grey - Very Cloudy, lots of 150% pump speed NO screen</i>
<i>1416</i>	<i>15.45</i>	<i>10</i>	<i>550</i>	<i>16.8</i>	<i>6.03</i>	<i>—</i>	<i>.8</i>	<i>Y</i>	<i>NO screen on top of water but heavy screen in sand in bottom of cup/bucket</i>
<i>1430</i>	<i>15.25</i>	<i>20</i>	<i>545</i>	<i>16.8</i>	<i>6.07</i>	<i>—</i>	<i>.7</i>	<i>Y</i>	<i>very little screen on top of water - heavy in black sand in bottom of bucket - Olive green</i>
<i>1443</i>	<i>15.20</i>	<i>30</i>	<i>542</i>	<i>16.8</i>	<i>6.15</i>	<i>500</i>	<i>.8</i>	<i>Y</i>	<i>less sand, same otherwise less turbid</i>
<i>1451</i>	<i>—</i>	<i>35</i>				<i>32</i>		<i>N</i>	<i>slightly cloudy, screen 3 colorless</i>
<i>1458</i>	<i>15.21</i>	<i>40</i>	<i>535</i>	<i>17.0</i>	<i>6.16</i>	<i>14</i>	<i>.7</i>	<i>N</i>	<i>slightly cloud, screen 3 colorless no sand</i>
<i>1305</i>	<i>—</i>	<i>45</i>	<i>527</i>	<i>17.0</i>	<i>6.25</i>	<i>11</i>	<i>.7</i>	<i>N</i>	<i>VERY slightly cloudy, colorless screen</i>
<i>1313</i>	<i>15.15</i>	<i>50</i>	<i>527</i>	<i>17.0</i>	<i>6.24</i>	<i>9</i>	<i>.7</i>	<i>N</i>	<i>" " "</i>
<i>1313</i>		<i>55</i>						<i>N</i>	<i>70% Pump Speed</i>
<i>1325</i>	<i>14.95</i>	<i>55</i>	<i>522</i>	<i>17.1</i>	<i>6.12</i>	<i>6</i>	<i>.4</i>	<i>N</i>	<i>" Hint of yellow in water</i>
<i>end.</i>									

Checked for floating product w/BAiler and before developing well
 1/32 - 1/16" layer of Product on top of well. Strong Diesel/Kerosene
 OADR - light Amber in Color.

CH2M HILL WELL DEVELOPMENT FIELD LOG

Brings from
 70°F, clear, West

Schmitzer

Well I.D.: MW3

Client: Premier Edible Oils	Well Dia (in.): 2
Project #:	Sand Pack Dia (in.): 10 x 15
Developed By: mda, BEC	Bore Hole Dia (in.): 10
Total Gallons Removed: 69	
Standing Well Volume (gallons @ 30% porosity): $(26 - 14.19) \times .17 = 2.0 \text{ gal} - \text{Casing}$	
$15 \times 3.92 \times .3 = 17.6 \text{ gal} / \text{Sand Pack}$ $17.6 + 2 = 19.6 \text{ per Vol.}$	
Start: Date 6/18/98 Time: 0939	DTW (ft. from TOC): 14.19 Total Depth (ft. from TOC):
Stop: Date 1/1 Time:	DTW (ft. from TOC): Total Depth (ft. from TOC): ~26
Development Method / Comments: Peristaltic Pump w/ 1/2" Poly tubing. Attached Surge Block 6" from bottom of tubing.	

Time	DTW ft. from TOC	Volume Removed (gallons)	Spec. Cond. (micromhos/cm)	Temp. (oC)	Ph	Eh	Purge Rate (gal/min)	Surging (Y/N)	Clarity/ Color/Remarks
14:00	14.19	0				—	—	Y	Surged Almost Continuously entire Screen length
14:05	Pump on					—	—	Y	30% Pump Speed Brown, Very Cloudy
14:07	14.32	1.5	393	16.2	6.40	—	—	Y	30%, Very Cloudy, Brown, Sheen/very fine
14:09		—						Y	100% Pump Speed lots of Sand & silt
14:13		5						Y	100% olive-brown, very fine
—		10	372	14.9	6.46	—	—	Y	Pump Cloudy, Sheen Sand & silt
14:28	14.45	15					.66	Y	lots of very fine Sand still
14:35	14.42	20	368	14.7	6.45	—	.66	Y	" " " " " (Sheen)
14:47	14.45	30	364	14.7	6.43	—	.8	Y	sheen, lots of fine Sand, Olive-Brown
14:58	14.43	40	364	14.7	6.44		.8	Y	less sheen, less Sand, Olive-Brown
15:10	14.45	50	357	14.6	6.46	600	.8	Y	sheen, very little Sand, Olive-Brown
15:11	and Surge							N	Suction in top 1' of water column.
15:20	—	58	360	14.6	6.46	122		N	sheen? No Sand, then
15:20		58					0.4	N	slowed pump to 40%
15:37	14.32	65	355	15.3	6.42	11.5	00.4	N	NO sheen, Almost Clear
15:50	14.31	69	361	15.4	6.44	9.7	0.4	N	Colorless
END					6.				
									Over-Diesel/Kerosene?

Note: Oil/Sheen evident in Purge cup as small dots or streak of iridescences. May be coming in with the Sand.
 Sand is black.

CH2M HILL WELL DEVELOPMENT FIELD LOG

Schnitzer

Well I.D.: MW 4

Client: Premier Edible Oils	Well Dia.(in.): 2
Project #:	Sand Pack Dia (in.): 10"x15"
Developed By:	Bore Hole Dia (in.): 10"
Total Gallons Removed: 55	
Standing Well Volume (gallons @ 30% porosity): $(27 - 13.76) \times .17 = 2.3 \text{ gal. CASING}$	
1 55 $\times 3.92 \times .3 = 17.6 \text{ Sand Pack} + 2.3 = 19.9 \text{ gallons}$	
Start: Date 6/19/98	Time: 0830 DTW (ft. from TOC): 13.76 Total Depth(ft. from TOC):
Stop: Date 1/1	Time: DTW (ft. from TOC): Total Depth(ft. from TOC): ~27
Development Method / Comments: Peristaltic Pump w/ 1/2" Poly Tubing & Surge Block Attached to Bottom of Tubing.	

Time	DTW ft. from TOC	Volume Removed (gallons)	Spec. Cond. (micromohs/cm)	Temp. (oC)	Ph	Turbidity NTUs	Purge Rate (gal/min)	Surging (Y/N)	Almost Continuous Surging of Entire Screen during Surging period Clarity/ Color/Remarks
0847	13.76							Y	Olive-grey
0853	Ramp down							Y	50% pump speed, Very Cloudy
0854								Y	100% pump speed, "Black"
0857	13.91	~4	277	13.4	6.54	-		Y	Screen, Very fine Sand, Cloudy
0906	13.78	12	276	13.2	6.66	-	.9	Y	Screen, Sand, Cloudy, Gasoline odor?
0922	13.81	20	430	13.1	6.69	-	.5	Y	SAME
0928		25						Y	100% SAME NO SAND
0934	13.78	30	398	13.4	6.75	20	.8	NO	Slightly Cloudy, Colorless, NO Screen
0939									NO Screen, NO SAND
0946	13.78	40	381	13.4	6.73	5.9	.8	N	Gasoline Odor, Clear, Colorless
0956	13.80	50	378	13.3	6.70	2.9	1.0	N	SAME
1001	13.79	55	end						

Note: Screen is seen in purge cup as small dots about 1/16" - 1/8" dia.

CH2M HILL WELL DEVELOPMENT FIELD LOG

Schmitzer

Well I.D.: MW5

Client: Premier Edible Oils	Well Dia (in.): 2
Project #:	Sand Pack Dia (in.): 10" x 15"
Developed By: msa, BEC	Bore Hole Dia (in.): 10"
Total Gallons Removed: 55	
Standing Well Volume (gallons @ 30% porosity) $(26-14) \times .17 = 2$	
Sand Pack = $15 \times 3.92 \times .3 = 17.6$ $17.6 + 2 = 19.6$	
Start: Date 6/19/98 Time: 10:21	DTW (ft. from TOC): 14.00 Total Depth (ft. from TOC):
Stop: Date 1/1 Time:	DTW (ft. from TOC): Total Depth (ft. from TOC): ~26
Development Method / Comments: Peristaltic Pump w/ 1/2" Poly tubing & Surge block attached 6" from bottom of tubing	

Time	DTW ft. from TOC	Volume Removed (gallons)	Spec. Cond. (micromhos/cm)	Temp. (oC)	Ph	Turbidity (NTU)	Purge Rate (gal/min)	Surging (Y/N)	Almost Continuous Surging of Entire Screen. Clarity/ Color/Remarks
1033								Y	
1038	Pump on					—		Y	100% Pump Speed. olive gray
↓						—		Y	SAND,
1041	—	~3	343	14.6	6.32	—	~1	Y	Sheen, olive-gray, lots of fine black sand
1047	14.12	10	366	14.2	6.40	—	~1	Y	same
1058	14.15	20	367	14.0	6.37	—	~1	Y	same less sand
1111	14.11	30	375	14.1	6.36	to scale	.8	Y	same less sand
1118	14.14	35	end surging			same	.8	Y	" " "
1123	14.13	40	372	14.2	6.39	150	~1	N	less sheen, less cloudy, NO SAND
1123	Pump to 50% speed								less color Gasoline odor
1131	14:10	45	356	14.5	6.37	15	0.6	N	Very slightly cloudy Gasoline
1141	14:09	50	351	14.6	6.35	7.5	.5	N	No sheen, Colorless, odor
1151	14:09	55	353	14.5		5	.5	N	Almost clear NO sheen
									Colorless Gasoline odor
End									Clear, Colorless No sheen, Gasoline odor

Docket
0000
164

Note: Checked well with bailer before starting
No visible floating product.

SCHN00163899

Survey Information

Premier Edible Oils
Adjusted Elevations of Monitor Wells

Well ID	Location	Previous Assumed Elevation	NGVD 29 Elevation
MW-1	Casing	95.15	30.97
	PVC	94.80	30.62
MW-2	Casing	96.11	31.93
	PVC	95.76	31.58
MW-3	Casing	96.48	32.30
	PVC	96.24	32.06
MW-4	Casing	96.24	32.06
	PVC	95.94	31.76
MW-5	Casing	96.21	32.03
	PVC	95.85	31.67

BM
HLM - 61

Assumed
96.36

NGVD 29
32.18

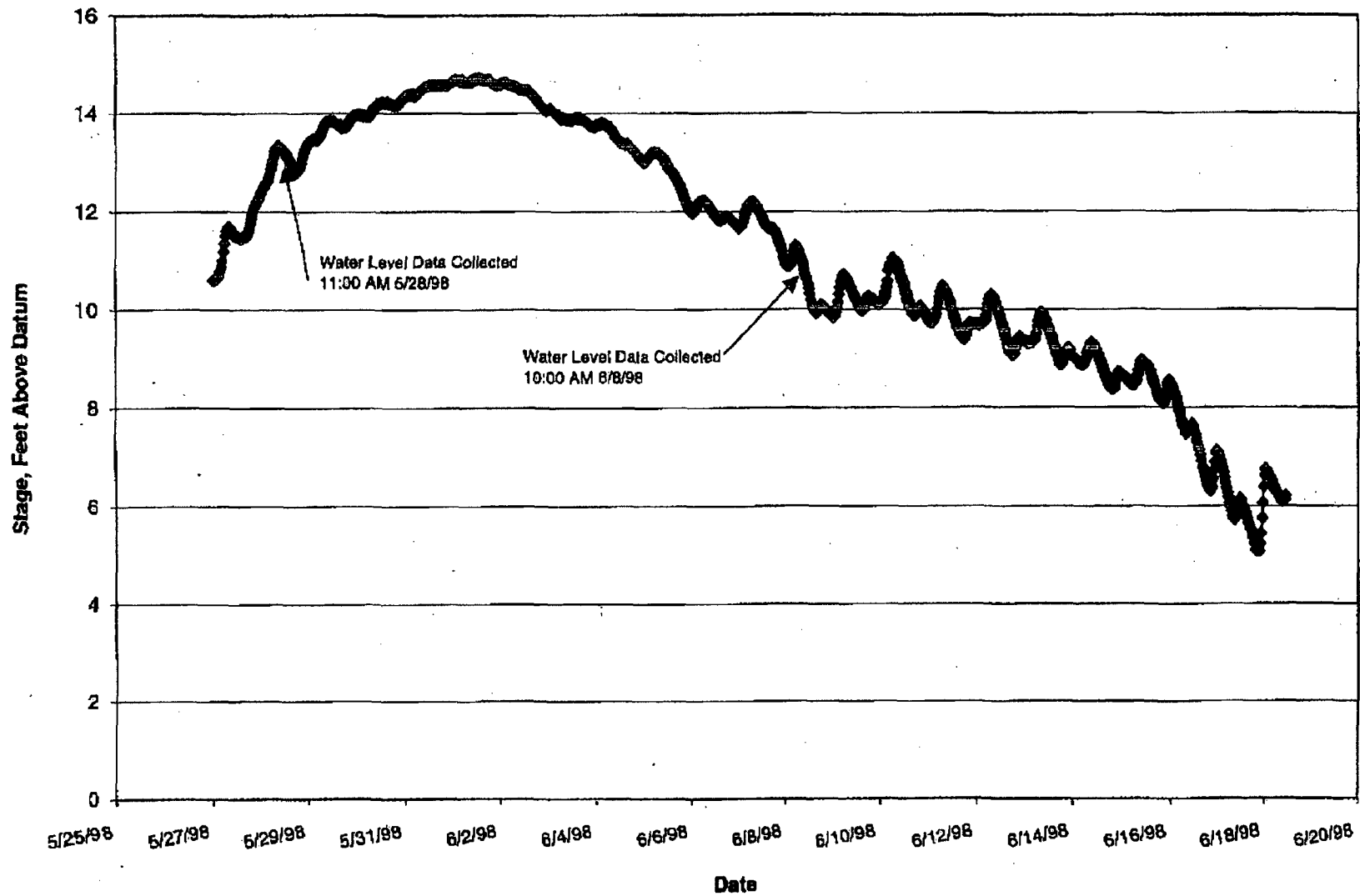
Difference
64.18

Fax # 973-6069

To: Bill Cobb
Bridgewater Group
From Bruce Brody-Heine
12/13/99

**Willamette River Stage
Morrisson Bridge, Portland**

8



06/22/98 17:00 P.002/002

SCHN00163902



MEMORANDUM

To: Bruce B-H

(OFFICE)

(OFFICE)

(OFFICE)

(OFFICE)

(OFFICE)

(OFFICE)

From: M.W.

Date: 5/28/98 Project No. 13p341.ED.01

Re: monitoring well water levels

10:20 MW-5 DTW=15.33 ft BTOC
no odor, no sheen, PVC shavings

10:25 MW-1 DTW=14.12 ft BTOC
no odor, no sheen, PVC shavings

10:35 MW-3 DTW=15.71 ft BTOC
no odor, no sheen, PVC shavings

10:45 MW-4 DTW=14.75 ft BTOC
odor, no sheen, PVC shavings

10:55 MW-2 DTW=14.47 ft BTOC
product on probe, slimy appearance, strong odor
no sheen, ~1" product on water

11:10 dock DTW=14.40 ft below top of curb on
N side of dock

Confidential Attorney Work
Product Prepared Under the
Direction of Counsel.



Premier Edible Oils
130341.EO.01

Top of PVC casing elevations (feet, site assumed)

MW-1	94.80
MW-2	95.76
MW-3	96.24
MW-4	95.94
MW-5	95.85

Depth to Groundwater in Monitoring Wells (feet BTOC)

Date	MW-1	MW-2	MW-3	MW-4	MW-5
05/28/98	14.12	14.47	15.71	14.75	15.33

Groundwater Elevations (feet)

MW-1	MW-2	MW-3	MW-4	MW-5
80.68	81.29	80.53	81.19	80.52

GW-16	GW-19	GW-5	GW-3	GW-10
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SCHN00163904

Field Notes and Methods Description

Premier Edible Oils

5/20/98

Mark Wirganowicz / CH2M HILL

to arrive on site

site conditions: showers, calm, ~ 60°F

Confidential Attorney Work

Product Prepared Under the

Direction of Counsel.

①

purpose: meet with Bill Cobb / Bridgewater Group and
Carson Smith / Locates Down Under for utility locates
at site

by the time I arrived, Bill & Carson had already checked
for underground utilities at most sampling locations and
Carson had marked all existing utilities that he could
pick-up

walked site with Bill; he pointed out additional / optional
geoprobe locations

1550 Bill & I leave site; Carson remains to finish and pick-up

~~Mark Wirganowicz~~

CH2M HILL

SCHN00163906

② 5/21/98 Premier Edible Oils

Confidential Attorney Work
Product Prepared Under the
Direction of Counsel

130341.EO.01

1720 Mark Wiganowicz on site
Geo-Tech on site - Tom Wilson (driller)
Mike Kodras (helper)

site conditions: overcast, calm, ~55°F
purpose: geo probe soil & groundwater sampling

755 drillers get set up at location 17

800 hold H₂S briefing; discuss contaminants detected at site,
route to hospital, emergency phone #'s in H₂S Plan,
always wear hard hats, gloves, eyeglasses, steel tied boots,
have cell phone available

915 TVA-1000 calibration, let warm-up for 15 mins
response factors for FID & PID set at 1.00
gas concs. = 100 ppm for methane & isobutylene
1.5 LPM regulator HAZCO R7159
T-tube
isobutylene = 100 ppm, lot # 3-138, fill date = 2/19/96
methane: 100 ppm, lot 32875, mfg date = 11/91
FID flame won't ignite

115 start probing at loc. 17

①7
0625

20 probe at 22 ft, DTW = 18.5 ft
will collect VoAs, PAH, TPH-G, TPH-D

325 start collecting GW samples, driller notes septic odor to water

photo #1 = loc. 17 looking NE

535 start pulling rods

535 Bruce Brady - Heine/CFT2m HLLC arrives

340 start probing at loc. 18

photo #2: loc. 18 looking NE
#3: loc. 18 looking NW

①9
0655

5/21/98

Ecible Oils

134341, EO

(3)

0850 probe at 22 ft, DTW = 18.7 ft

Confidential Attorney Work
Product Prepared Under the
Direction of Counsel.

breathing space 0.00 ppm on PID

FID will not light

0855 starting GW sampling

VOC, TPH-D, TPH-G, PAH

septic odor to water

0900 pull probe from loc. 18

0910 start probing at loc. 01

(#4)

0920

0915 probe at 22 ft, DTW = 18.8 ft (hand-drawn)

photo #4: loc. 01 looking S

0920 start GW sampling

VOC, PAH, TPH-G, TPH-D

groundwater measured at 14.8' b.g.s.
(silt in probe may have
caused high reading)

breathing space 0.00 ppm on PID

downhole 0.00 ppm

0945 moved to loc. #2 and started probing

(#2)

1000

began to drizzle

breathing zone space 0.00 ppm PID

downhole 0.00 ppm PID

1000 started GW sampling VOC, PAH, TPH-G, TPH-D

depth to water measured at

photo #5: loc. 02 looking SW

15.5' b.g.s.

#6: loc. 02 " W

1010 start pulling probe at loc. 02

1020 started geoprobing at loc. #3

(#3)

1030

breathing space 0.2 ppm

down hole 3.2 ppm

started G.W. sampling, Oil/Grease, VOC, TPH-G, TPH-D, PAH

Nickel (KOH)

SCHN00163908

D)

5/21/98

Edible Oil

130341-50

Confidential Attorney Work
Product Prepared Under the
Protection of Counsel.

105 photo #7: loc. 03 looking N

→ Mod. to heavy sheen observed on top of water samples!
loc. #3

1045 pulling rods and began decoring rods.

1105 began probing (a) #4
photo #8 loc. #4 looking south.

#4
1120

110 breathing space 0.00 ppm PID
downhole 0.45 ppm PID

probe at 22 ft; DTW = 18.00 ft at loc. 04

120 this hole recharging slowly slight sheen seen on VOC/gas bottles
sampling, G.W.

135 start pulling probes from loc. 04

start probing at loc. 19

VOC groundwater duplicate will be collected at loc. 19,
duplicate ID: GW-Dup time 0800

photo #9: loc. 19 looking S

50 probe at 22 ft, DTW = 17.0'
breathing zone > 3 ppm PID
down hole 36 ppm PID

#19
1200

Sheen present, strong odor.

~~DTW~~

60 breathing space 0.5 - 1.5 ppm
headspace over water collected 13 ppm
started G.W. sampling TPH-D, TPH-G, VOC, Nickel
05 start pulling probe from loc. 19
2 drillers break for lunch

5/21/98

Edible Oil

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Product Prepared Under the
Protection of Counsel

(5)

1310 Drillers return to hole #13 - they decide all their rods are ready for 5 more holes

Drilling @ loc. #13

#13

photo #10 looking north

breathing zone = 0.0 ppm

down hole = 0.0 ppm

(moisture in air background)
reading is 1.40 ppm

1320 started geol. sampling

PTW = 15.35 h. g. s. VOC, organic TPH-D, TPH-G, Nickel PAH

1330 pulling rods

1335 Bill Cobb/Bridgewater arrived on site

1340 setting up on the #14 location =

1345 sample shallow soils 0-2'

#14

1345 soil
1355 water

Breathing zone = 0.0 ppm

Down hole = 0.0 ppm

1355 groundwater samples; Nickel Dechlorase

1400 pulling rods

(SP)
0-2' fine to med Sand, brown, ~~soft~~ loose, small gravel
1/2" (-) present \pm 10% - used entire 2 foot sections
for sample, no visible signs of conk

choice to skip #15 for now - access may be rather difficult
disc. w/ Bill at site now

1410 began drilling @ location #16

1415 Soil samples from 0-2' collected
fine to med. Sand (SP), brown, loose
small gravel up to 1" present
no visible signs of conk.

#16

1415 soil
1420 water

1420 starting GW Sampling Dechlorase
14 minutes not done in this hole they moved to foot

photo #11 bill took of puddle on/near time oil just
east of #3 - only area w/ sheen out there located
near a large dump bucket

1425 - pulled rods and moving to next hole

6

5/21/98

Edible Oil

Confidential Attorney Work
Product Prepared Under the E.O. 13526
Exemption of Counsel

130 Next will be called loc# 50 out by the hydrogen tanks.

1440 - began drilling, Bill wants GW, full sweet.

breathing zone = 0.0 ppm PID
downhole = 0.0 ppm PID

#50
1445

1445 began sampling GW TPH-G, D, VOC, PAH Nickel
oil & grease screen 18-22'

photo # 12 looking North at Hydrogen tank area

photo # 13 - of location of #16 looking S

1450 pulling rods from hole

1500 set up at location #5

#5
1505
1510

1505 soil samples from 0-2'
Asphalt fill, sand and gravel, (SW), @ ± 6" water oily
0-4" looking loose, grey color moist
gravel 1" minus present 10%

1510 collecting GW Oil, grease & Nickel, screen 18-22'
breathing zone 0.0 ppm PID

Down hole 0.0 ppm PID photo #14 looking North

1515 pulling rods and
begin cleaning rods

1540 began drilling at loc. #6

1540 soil sample from 0-2'
0-4" asphalt.
0-2' sand (SW), brown, moist, loose with
fine gravel up to 1/2" (10%)

#6
1545
1540

1545 began gw sampling Nickel, VOC's
screen 18-22' bags.

breathing zone 0.0 ppm PID
down hole 0.0 ppm PID

1. pulling rods out

5/21/98

Edible Oil

13439-EO-01

(7)

1600 mob to location # 11

Confidential Attorney Work
Product Prepared Under the
Direction of Counsel.

#11

1605
16151605 Soil sample from 0-2'
0-4" asphalt.

photo

0-7' sil well graded sand, brown, moist loose, fine gravel
present / Asphalt or stain at top 6"

1-2' SP fine sand, brown loose moist

1615 Collect gw sample 18-22' @ 16 TPH G, DPAH Nickel
PID 16.5 b.g.s.

breathing zone 0.0 ppm PID

down hole 0.0 ppm PID

1625 pulling rods from hole

1635 Drillers and I leaving site for the day

Pence Bridge - Hains

1. all gw samples from
the Geoprobe holes where
screened from 18-22' unless
otherwise noted.2. All geoprobe holes were
abandoned w/ bentonite
chips - (small size) brought
up to ground surface in dirt
and capped w/ concrete it
in asphalt.

4.5 ft

Klein & Associates

SCHN00163912

B)

5/22/98 Friday

Edible Oil

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Direction of Counsel

100

GeoTech on site

Bruce Brady-Hine on-site

Tom Wilson

(driller)

Mike Kedranas (helper)

Site Conditions: overcast \pm 55°F. calm

purpose: continue geoprobe activity

1705

Hold H&S briefing, route to hospital, H&S plan, cont. at the site action levels, standard ID protection.

1710

Drillers begin attempt to get into location # 8 - very tight. ^{not drilled}

Began calibrating TVA 1000 - see 5/21/98 for notes on procedure and equipment used.

RF=1.00

calibrated to 100 ppm isobutylene lot 3-138

could not get into # 8 location

1740

setup on #12 location

0745

collected soil sample = doing 2 runs side by side

to get enough sample for lab. 2802 per at (0-1', 1-2', 2-4')

0-3" asphalt

3"-1' fill SW, with gravel, black/grey, moist, loose
appears to be stained at 6"

1-4' SP Sand, brown fine to med, loose, moist,
no staining visible

at 3' sand was wet for 4"

800

collecting gw sample

breathing space

dew hole

0.0 FID

2.0 PID

0.5 FID

0.5 PID

* VOC, PAH TPH-G TPH-D, N-Kel

DTW = 16.6' b.g.s.

photo# looking West

#12

0745
800

B. B. H.

5/22/78

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Direction of Counsel

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130341

(9)

0815

setting up on #10

photo looking west

0820

collecting soil samples: 2 ins to get enough sample volume
0-4" asphaltsame as #12 with exception of wet zone - none in
this hole, but at 3.5-4.0' sand became
med (coarser up a little)16-18 sl sand, fine to med brown, moist to wet
stained from 17 to 18' strong odor of petroleum

0835

collecting gw sample

DTW = 14.4'

(9) 0820
#10 0835Oil & grease: Dup
JCC

2 L

2 L

TPH-D & Dup

thick Dups = 0800

2 L

TPH-G

"

4 JCC

Nicke

"

2 PL

Patt

"

2 L

Drillers note: strong odor at site when get to gw.

Duplicate samples labeled dup - and time 0800

Breathing zone BID 5.0 ppm strong wind present

to blow away odors

FID 0.0 ppm

for headspace

385 p.p.m. - clean sounding

downhole

During sampling pulling up small beads of oil

0900

piled rocks and heading to decm trailer to change out water

0915

Setting up on probe #9 difficult set up here

(9) 0925
0935

0925

began soil sampling

collected Dup at 2-4' sample

same as #12 lithology

wet spot at 12.5' below grad (6' log)

16-18 grey stained same as #10

smelled more like edible oil

SCHN00163914

10

5/22/98

Edible D/L

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935 begin gw sampling PAH VOC TPH-D, Nickel

#69

note to lab

breathing space: 2.0 ppm PID

3.0 ppm FID

downhole 30 PID

15 FID

DTW 16.6 hrs.

photo taken looking west. hole just over wall.

string/heavy screen on water samples - smells of petroleum

0950

pulling rods.

1000

sitting up on loc #7

1005

soil sampling at 7

#7

1005
1020

0-3' asphalt =

3'-1' gravel SW, brown, moist loose

1'-4' sand SP, brown loose w/ occasional gravel piece

16-18 SP grey stained, wet, loose slight petroleum odor.

1020

started gw sampling PAH VOC TPH-D-G, Nickel

breathing zone: 0.0 PID

downhole: FID = 1001

PID = 20

photo of typical soils 2-4' (sands)

photo of loc. #7 looking east.

DTW = 17.8 hrs

sheens are present on water sample

1030

pulling rods

035

started drilling on location 50 formerly 50 but that was the # for the hydrogen plant loc.

045

collecting gw samples

PAH, VOC, TPH-G, D and Nickel

breathing zone 0.0 PID

0.0 FID

#60

1045

photo taken looking east

downhole

115 PID

160 FID

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(11)

1035 Bill Cobb & Tom Zelinka / Bridgewater and sic arrived at this site
discussed briefly what we have found. → they went off walking
around the site.
screen present at samples

1050 pulling rods

1100 starting at alt. loc. # 46

#46

1115

1115 collecting G.W. samples 18-22 (as all the others)
breathing zone: 0.0 PID PAH, VOC, TPH Co
0.0 FID TPH-D
Downhole 1.0 PID Nickel
0.5 FID

→ very slowly recharging hole! siltier??
apt. tube in the ground and will return

→ spoke at length w/ Ross Riecke who just showed up
Bill / and Tom

1130 moved to # 47

#47

1140

chuck w/ at 18-22 - no water will drill down 4
additional feet screen at 22-26'

1140 background sampling TPH-D, G, VOC, PAH Nickel
photo taken
breathing zone 0.0 PID 0.0 FID
Downhole reading: 0.5 PID 0.5 FID

DIVE = 22.5 slightly low produces at 22-26'??

1200 Pulling rods

1205 setting up at apt loc. # 48

#48

1215

1215 P.W. = 17.8' screen 18-22'
breathing zone 0.0 PID 0.0 FID photo looking = North
Downhole " " " "

Bill Cobb

SCHN00163916

(12)

5/22/98

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- 1115 began sampling #48 TPH-D, G, VOC, PAH Nickel
- 1220 pulling rods - there is an old well or valve junction located 8' to east of this hole - solid steel rod in middle of the hole cut at ground level??
- 1230 moving to next hole
Setting up on hole #49

#49

- 1240 collecting gas samples: PAH VOC, TPH-D, G, Nickel 1240

photo looking east

breathing zone 0.0 PID FID butyl Hydrogen

downhole 0.5 PID

just barely into the water at 18-22'
dive down 4 more feet screen at

22-26'

1300

- 2 tried to opt #46 to finish sampling
very clear water - fine sands???

Drillers cleaning rods

- 315 E.g. Rinse collect for oil & Grease

PAH

VOC TPH-G

TPH-D

Nickel

DI
Poured water backwards
through a screen section of rod
and collect samples.

E.g. blank

1315

- 320 finish sample #46 and pulled rods.

- 13 Driller left site following decon and placing decon in 55 gallon drum at stairs to Southern most warehouse (east end) we filled up the existing drum and made 1 additional drum (14 full)

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Oil

130341

13

DECON DRUMS = 2. 1 (full) ↑
1 (1/4 full)

labeled: Decon Water

Geo probe Investigation

5/21/98 & 5/22/98

Sic

Non-hazardous

Per Bill Cobbs instructions I relabeled location #51
to #60 ch. sample jars (already done in notes)

Thoughts

- ✓ Bob - access monday morning
- ✓ Terry Jacks - screen length muddy in two areas??
Sherwood covers beaver work.
- ✓ Screen length disc 16-31'??
- ✓ Survey schedule

1530

Finished filling out the CDE and spoke w/ Bob
to verify the site would be accessible next week.

Leaving site for office and lab

Samples submitted to NCA labs.

Bill Cobbs - thin

1. Unless noted Geoprobe screened
at 18-22'
2. all borings were abandoned
w/ bentonite hole plug.

SCHN00163918

14

5/26/98 Tuesday

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13034/

745 Bruce Boddy-Heine / CH₂M HILL arrived on site

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Direction of Cut

Site Conditions: partly cloudy / sunny $\pm 50^{\circ}\text{S F}$

Purpose: Install 5 monitoring wells to obtain gw flow dir.

Contractor: Geo-Tests Mike Kadrmas
Matthew Stohy / helpers
Bradley James / Driller

900 Held H's Safety Briefing: discussed contaminants at the site, route to Hospital, the H's plan, aways wear eye glasses, Hard hat etc... We have a cell phone available, signed plan:

Calibrated OVM: CH₂M HILL 2232

w/ 100 ppm isobutylene Lot # 51909
using a 1.51pm regulator R2003
response factor will be set at 1.00
reading = 98.2 ppm

615 Drillers arrive - set up Decon area and set up rig on first well site: Location #16 MW-1

9700 = Began drilling
I phoned Mark A. at office river stage is $\pm 11'$
and slowly rising general \uparrow river stage = late June
at $\pm 16'$
low at Sept/October at 4-6' CRD

Thus drop from 11 to 4' = 7' so the screens
set at 14 to 22' should be a good plan
to cover possible river stage fluctuation and
not go dry in the summer. Will get w.c. from
this well before setting other screens.
OVM reading: 0.0 ppm breathing space.

10

5/26/98

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Division of Commerce

180341.EO.01

15

loc. #16 Soil Cuttings log. MW-1

0 - 30' SP, poorly graded fine to med sand. Brown, moist
loose.
the bottom 10' was grey color no odor
water encountered @ $\pm 12.0'$ b.g.s. during drilling.

No soil samples were collected.

0920 breathing zone 0.0 ppm @ $\pm 20'$ b.g.s.
soil cuttings pile 0.0 ppm
drummed soil cutting 0.0 ppm

0930 began constructing well at loc. #16

screen interval 29 - 14' (15' long) 10 slot
blank schedule 40 $\pm 15'$ long
PVC, threaded joints 4" and cap at base

no water in hole during construction. measured down
to $\pm 25'$ b.g.s.

placed 10-20 sand from 30 to 11.5' b.g.s. (13 bags found)

0940 H&S safety Reading breathing zone 0.0 ppm
down hole 0.0 ppm

1000 H&S reading breathing zone 0.0
down well 0.0
down augers 0.0
water measured by driller at $\pm 15.8'$ b.g.s.

Surging well with a surge block at this point

1015 finished placing bentonite up to 18" b.g.s. = hydrated
w/ potable water from tank on the rig.

- Drummed all soil cuttings = 2 drums of soil

1030 DTW = 14.75 b.g.s. - may still be feeling swelling effects
of water put in hole to hydrate bentonite

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6)

5/26/98

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Depth to water in River from peir surface
15.6' b. top of peir surface Which is roughly
equal to the gnd surface at site nearest
the location #16 #19

1100 Setup at location #19 (MW-2)

- o Discussed with crew the strong hits we got here
in odors when we drilled before w/ geoprime
- began drilling

1105 Breathing zone: 0.0 ppm
spoils pile : 0.0 ppm

Soil Cuttings log. (MW-2)

0- (sp) Sand (fine to medium) brown, loose moist

1110 at 10' b.g.s began encountering gray stained soil
w/ strong odor. OVM at soil surface
12 ppm
breathing zone = 2.0 ppm

Soils became very, very stinky; hits of above 10 ppm
in breathing zone not sustained. We
all moved out of the way of the smell
to the side of the drill rig, upwind
once we stopped drilling the odor and readings
in breathing zone dissipated to below
1 ppm rapidly.

Remember R.F = 1.00

1130 called J. Colley and discussed options for H&S safety.
fun, John mentioned that we needed to have -
10 ppm for more than 5 minutes sustained

to require an upgrade. We have not seen this
at the site, very localized.

1145 Air hole = 10 ppm
Breathing zone = 15 ppm
soil pile = 170 ppm background settings

Driller is using a full face respirator w/ GFM-E canister
and we monitor the levels in breathing zone often.
good light breeze blowing towards east now.

Well construction = ~~27'~~
after d.p.w. in last hole at 14' b.g.s.
and now at 25' b.g.s. more
Screen up also stained
soil.
Screen 11' - 26' b.g.s. 10 slot
sand 27' - 9' b.g.s. 10-20 sand. 14 bags

1205 phone office and got Mark working on a P&AN
for our next holes.

Drillers is OK constructing the well. ^{helpers} says it gets
stinky when he pours sand. Bradley is in
face mask. (driller)

inside monitoring well reading was 322 ppm.

→ breathing zone is <1 ppm (0.5 - 0.8) when
no work or no augers are being pulled.

Brad mentioned if he wiggled his jaw he could break the
seal and get a good whiff of odor.

1230 = Geotech Crew left site for lunch
we determined not to surge well due to hot odors
in the well.

1300 began finishing construction of MW-2.

(18)

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reading from inside of well casing 288 ppm.

breathing zone = 0.2 ppm

strong odors during well construction

1330 moped rig off of MW-2 hydrated bentonite and
left two drums of dirt at location
both full drums.Lance from Gesteck arrived on-site w/ respirators for
the drillers helpers - they remained upwind during
construction of lost well.

1345 decontaminated the auger flights and moped to loc. #5

MW-3 location #51360 W.L. in Monitoring Well #1 14.85' b. tip of PVC \pm 14.85 b.g.s.
really no change from beforeMW-3 loc. #5 soil cuttings log

0-3" asphalt.

3'-1' fill gravel & sand. (GP) some cobbles up to 5" round.
brown, loose moist, 3/4" cobbles 85%

1'- SP fine to med Sand, brown, loose moist

355 breathing zone depth \pm 8 to 10' = 0.1 ppm
soil cuttings - 0.1 ppm410 breathing zone: 0.1 ppm at 15' b.g.s.
cuttings 0.1 ppm

1420 good breeze blowing at site now

430 pulled rods to check water level: lost plug. began fishing for it.

1450 finished fishing

water level 26' and rising

1500 19.8'; decided to set the screen at 11 to 26' b.g.s.
thinking the river is \pm 15.5' b.g.s.

1440 Tim Todd of Sic swung by - he mentioned as they started

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Brewer & Associates, Inc.

132341

(19)

dredging in their slip they create an enormous sheen. (only 5 buckets
or so. Tim mentioned the lab called the carbon weathered
gasoline - they also had BTEX hits in sample.

1510 began building the well screen 24' toll' b.g.s. 10 slot with 4" cap
sand 10-20 Colorado Silica sand (bags)
5016 bags
bentonite 3/4" chips NORIN (north oregon resources inc)

1515 Mark was arrived on site.

collected grab soil sample MW-03 @ 20'

1525

MW-03 - 25'
grab

in MW-3

* Soil at depth 15 to 26' was stained gray and
had an odor

1545 Mark W. and I sampled the MW-2 drum: collect
one 8oz jar MW-02 - Grab @ 1545
still stunk / strong odor

1630 Geotech finish monument installation = flush mount
Mark and I examine the pier for location to set
river water level.

1635 leaving site — Mark just left site before me.

Brewer Brody-Heim

SCHN00163924

20

5/27/98 Wed

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130341

Purpose: Continue installing monitoring wells

0620 B. Brady-Heine arrived on-site

Drillers and crew here, repairing a frayed cable. same crew as on 5/26/98

Geotech: Mike Kadmas
Mathew Slabig
Bradley James Driller

Weather: 55°-60°F drizzles/expected clearing later in day

0830 H&S tailgate meeting, discussed yesterdays events and what is expected today. → told them of the fan I have in Jan. and discussed proper glove & level D procedures

0855 Calibrating Dvm CH₂M Hill 2232
100ppm isobutylene lot # 51909
regulator 2003 1.5 liter
reading 98.6 ppm to spm go:
RF=1.00

0855 Drillers set up on MW-4 @ location #3. MW-4

0945 breathing zone 2.0 ppm @ 50' depth
soil cutting 0.0 ppm

Soil Cuttings log MW-4

0-1' gravel fill GL, brown loose moist angular Rxs
1-2' SF fine sand, brown loose, moist
at ± 6' was grey stained sand for ± 2'

at 15' strong staining odor - smell like solvent
water at 15.7 (±) driller noted

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131341

(21)

0900 breathing zone = 0.2 ppm
soil cuttings = 47 ppm
driller notes it smells of solvents

0900 sample MW-4-Grab - 25' collected

0915 sample MW4-Grab - 23' collected

breathing zone = 2.9 ppm
soil cuttings = 22 ppm

0920 took water level in MW-3 : 15.9' b. ~~top~~ top of PVC casing
we will set screen for # MW4 at 11-26'

down augers 5.8 ppm
breathing zone 430 ppm

we installed 3' foam upwind and are airtight
the auger / well building area as we build the well.

0930 The O2 meter died - no longer working - I took it apart
and could not revive the equipment
called Tim Bushnell in SEA to discuss. I recommended
w/ one well left that we go to level C for
this well. He was fine with that.

0950 finished building the well.

MW-4 well construction

26-11' 10 slot screen 4" end cap.

27-9' 10-20 sand (3 bags)

9'-15' hole plug (a hole plug)

concrete w/ shroud monument.

0920 moved to next hole location #10
had trouble with overhead support structure

- 5/27/98

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1050

began drilling MW-5 fan is operating at this well from the beginning

soil cuttings long MW-5

0-3' asphalt

3'-8" fill subgrade gravel.

3' to 20' sl. brown sand, loose, brown, moist

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took photo of site

located well \pm 5' from utility located mark East direction
down 2nd drive

1120

Soil sample MW-5-Grab - 18' - beginning to get stained soils

1122

MW-5 Grab-20 - very strong smell
stained

1130

because arm not working we all went to land C.

1150

Soil Sample MW-5-Grab - 25' collected strong sheen
odor etc.

∞

putting monument in and steam cleaning the
auger flights.

(136 bags)

Well construction

24 - 11'

10 slot screen

4" casing

26 - 9'

10-20 extra silica sand

9 - 1.5'

bentonite chips

concrete/ osherwood flush monument

1230

finish construction of the MW-5
and began breaking down the rig.

#17

#10

Comparison of MW-17 to MW-5 is relatively the same
bad cond. #17 it seemed to start higher
in the soils.

Drum Count

2 drums soil / well = 10 drums

2 decan drums.

2 decan drums from geoprobe/soil samples

6 empty drums left on site for dorel.

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13034/

	T	W
Total sand used	42	27
bentinite	17	12
4-wells to 26'		
1 well to 29' (nu-1)		

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performed under the
Supervision of Counsel

Bradley said that MW-2 @ loc. #19 - was incredibly stinky as he put the locking cap on the well

1330

Drill Rig off site
support truck off site

1340

Bruce Brody-Helm off-site after marking all the drums empty or (full)

Dropped off the fan at Power Rents
Dropped samples w/ NCA for VOC

PAH

TPH-DX

TPH-Gas

~~Bruce Brody-Helm~~

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4th 5/28/98

0835 arrive on site : Mark Wirganowicz / CH2M HILL
Dan Davenport / CH2M HILL
Ken Kong / CH2M HILL

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Scott Flaherty & Dwight Guss of Stratus Corp. on site

0845 Bill Cobb / Bridgewater arrives

0845 hold H:S briefing: Mark, Dan, Ken, Scott, Dwight, & Bill

discussed constituents detected on site, beware of pipes on ground especially around tank farm, route to hospital, use catwalks whenever possible

site conditions: sunny, breezy, ~60°F

purpose: survey all soil & groundwater sampling locations, monitoring wells, and monitoring location on dock

Stratus on site to collect additional shallow soil samples per instructions from Bill Cobb

900 surveyors (Dan & Ken) walk site to elevation control points

0920 helped surveyors shoot monitoring wells

0915 take round of water levels at each mon. well plus from dock

0920 DTW = 15.33 ft BTOC in MW-5
no odor, no sheen, PVC shavings

0925 DTW = 14.12 ft BTOC in MW-1
no odor, no sheen, PVC shavings

0935 DTW = 15.71 ft BTOC in MW-3
no odor, no sheen, PVC shavings

5/28/98

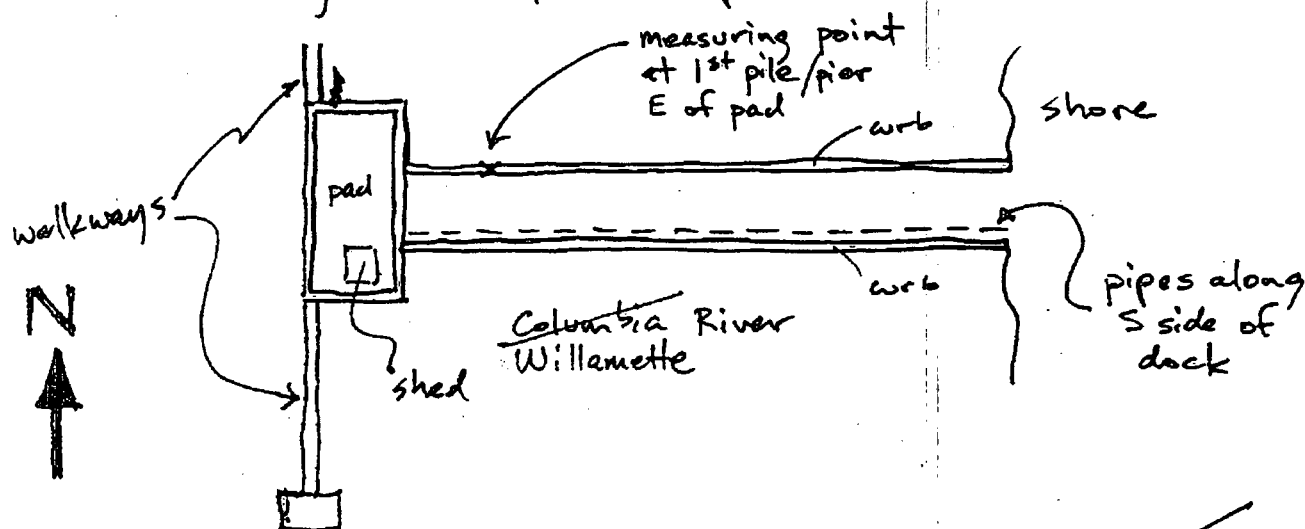
(25)

1045 DTW = 14.75 ft BTOC in MW-4
odor, no sheen, PVC shavings

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1055 DTW = 14.47 ft BTOC in MW-2
product on probe, strong odor, no sheen, ~1" product on H2O

1110 DTW = 14.40 ft to Columbia River from dock, N side
measuring reference point top of wrb on N side of dock



Mark Allegan

Mark Allegan

SCHN00163930

20)

6-8-98 Purpose: Develop MW's

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Conditions: Overcast, ~60°F, light breeze from W.

0900 - B. Collins & M. Abbott on site. Calibrate instruments, start logs to MW-1.

Calibration data:OVI 580B w/10.0 eV lamp, HAZCO # 10676 cal'd to 100 ppm
isobutylene lot # 3-138, 151.4 ppm obtained. RF = 1.0Water Level data:

Time	BZ OVM ppm	H.S.* OVM ppm	DTW	Well #	Comments	
0928	Ø	25	12.79	MW1	well vented 5 min.	No evidence of LNAPL before w.l. measure.
0939	Ø	89	14.19	MW3	"	NO LNAPL
0959	Ø	9	13.65	MW4	well vented, No LNAPL,	20 ppm in protective casing
008	Ø	321	13.79	MW5	"	No LNAPL, 180 ppm "
1020	Ø	71	14.70	MW2	"	, 18 ppm "

* H.S. = headspace inside well casing.

0942 - SST probe from HAZCO OVM is broken + falls off while measuring headspace in MW3 - falls directly into well!Development Instrument Calibration

Specific Conductance - 45130 - #3520 Calibrated 1413 ps to 1413 ps/cm.

14 - Orion 290 #3581 4.01, 7.02, 10.07 @ 19.1°C Slope = 98.0

Temperature - ON 45130

Turbidity - HPS Scientific RT150C - Set to 0.02 standard (NTUs)

Note: Development Instruction from Bruce Brady-Heino is to Surge & purge a minimum of 55 gal. (1 drum) and 110 gallons MAX (2 drums)

MW01	OVM readings (ppm)		
Casing Zone	Time	well casing	Purge Bucket
to 54	0.0 10:54	0.0	0.0
	0.0 11:29	0.0	0.0
	0.0 12:01	0.0	0.0
	0.0 12:32	0.0	0.0

1 Full drum > 2 drums
1 46 gal.

SCHN00163931

6-8-98

MW#3

OUM Readings

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Time	B.Z.	Well casing	Purge bucket
13:50	0.0	84	—
14:03	0.0	7	—
14:17	0.0	<1	<1
14:31	0.0	33	<1
15:07	0.0	19	<1
15:30	0.0	8	<1

well completion = 94 PPM

Lt. wind from the west

Drums

1 full drum

1 drum - 15 gal.

1600 Secured wells - Note: No locks on wells
625 off site.

6/9/98

Mike Abbott, Barry Collom

Weather: Overcast 60-75°F

Purpose: Develop MW 4, 5, 2

0800 onsite

- Calibrate OUM STOB - Hazco #10576 - Calibrated 99.5 PPM to 100 PPM Isobutylene $\pm 2\%$
R.F. = 1.00

Parameter Meter Calibration

pH - Orion 290A #3581 - 4.00, 7.02, 10.09 @ 18.0°C Slope = 97.3

Specific Conductance - YSI 30, #3520, 1413 $\mu S/cm$ to 1413 standard

Turbidimeter - HF Scientific - ARTISCE - Set to 0.02 NTU Calibration Standard.

MW#4

OUM Readings

Time	Blanking Zone	Well casing	Purge bucket
08:29	92	92	—
08:55	0.0	5	0.0
9:05	0.0	44	0.0
0:17	0.0	328	0.0
9:44	0.0	374	0.0
10:59	0.0	358	0.0

Comment

Initial D/W 13.76

Drums

1 - full drum

(28)

6/9/98 cont.

MW5 OVM Readings (PPM)			
Time	Breathing Zone	Well Casing	Purge bucket
10:07	0.0	212	—
10:39	0.0	—	26
10:45	0.0	10	161
10:51	0.0	9	93
11:05	0.0	295	157
11:16	0.0	—	—
10:35	0.0	—	16

Comments

Well Completion upon opening = 32
Breeze from the West

10 min
9 max

Drums

1 - Full Drum

MW2 OVM Readings (PPM)			
Time	Breathing Space	Well Casing	Purge bucket

~~25-80°F~~ MW2 75-80°F

10:30	0.0	19	—
14:02	0.0	647	—
14:10	2.1	735	103
14:21	0	310	8
15:01	0	213	0

Comments
Initial Completion - 17
light wind from the West
" "
" "
" "
" "
" "

- clear water

Decontaminated Sampling Equip. w/ Isopropyl Alcohol

Note: Installed 5 - Green Locks on MW's per Bruce Brady-Krue.

DRUM INVENTORY

Well	Gal./Drum
MW1	55
MW2	46
MW3	55
"	15
MW4	55
MW5	55

Note: left 2-5gal Buckets onsite
with Empty Drums - Dirty.

3 empty Drums left onsite

1600 offsite

BAIOGE WATER

SCHMITZER

5/19/98 TRAVEL TIME

SCOTT FLAHERTY

08:00 SF ON SITE, SET UP DECON.

WEATHER CONDITIONS: RAIN SHOWERS - 55°F.

MET WITH BOB (TWEENT)

DECON AS FOLLOWS:

- WASH WITH WATER AND ACRONOX AND BRUSH
- RINSE WITH POTABLE WATER
- RINSE WITH DISTILLED WATER

09:45 JEFF WALTERS ON SITE

09:50 SS-22 GRAVEL 0.0' - 0.4'

SAND 0.4' - 2.0'

10:10 SS-23 GRAVEL 0.0' - 0.4'

ASPHALT 0.4' - UNABLE TO ADVANCE HAND AUGER

10:30 SS-24 GRAVEL 0.0' - 0.5'

0.5' - ROCK & CONCRETE. UNABLE TO

ADVANCE AUGER

10:45 SS-25 NO LOCATED.

11:20 SS-31 GRAVEL 0.0' - 1.5'

SANDY - GRAVEL 1.5' - 2.0'

12:09 SS-32 GRAVEL 0.0' - 0.5'

GRAVELLY SAND 0.5' - 2.0'

12:30 SS-36 GRAVEL 0.0' - 0.8'

GRAVELLY SAND 0.8' - 2.0'

16:17 SS-25 0.0' - 1.0' SANDY GRAVEL
1.0' - 2.0' SAND

16:25 SS-24 0.0' - 0.5' SANDY GRAVEL
0.5' - 2.0' SAND. LOOK IMPACTED
AND HAS CHARACTERISTICS
OF ~~ASPHALT~~ ASPHALT.

16:34 SS-51 Sandy Gravel

16:45 SS-21 R/R BALLAST 0' - 1.5'
SAND 1.5' - 2.0'

16:59 SS-44 DUP OF SS-21

17:30 SS-20 0.0' - 0.2' ASPHALT
0.2' - 0.5' GRAVEL
0.5' - 2.0' SAND

17:45 SS-45 DUP OF SS-20

17:07 SS-41 Gravelly Sand 0.0 TO 2.0

17:15 SS 40 ~~0.0 TO 1.5 Gravelly Sand~~ Sandy Gravel
1.5 TO 2.0 Sand

1240 SS-34 0.0 To 1.0 Sandy Gravel
1.1 To 2.0 Sand.

1300 SS-33 0.0 To 1.0 Gravely Sand
1.0 To 2.0 Sand.

1314 SS-35 0.0 To 1.0 Gravely Sand
1.0 To 2.0 Sand

1330 SS-37 0.0' To 1.0' Gravelly Sandy Gravel
1.0' To 2.0' Gravelly Sand

~~SS-3~~

1350 ~~SS-42~~ 42 DUP OF SS37

1415 SS-38 0.0' - 2.0' SANDY COBBLES

1430 SS-43 DUP OF 38.

1540 SS-29 0.0 To 2.0 Gravelly Sand

1553 SS-39 0.0' - 2.0' GRAVELLY SAND

SS-28, 27, 26 OLD NOT SAMPLE - AREAS ARE CONCRETE.

1606 SS-23 Sand 0.0 To 2.0

17:24 SS-39 0.0' - 0.2' ASPHALT
0.2' - 0.4' GRAVEL
0.4' - 2.0' SAND.

18:00 SS-52

~~18:15~~ 18:45 DRUM DECON WATER 1 EACH

18:05 TAKE EQUIP BLANK

18:15 SCOTT FLOHEATY, JEFF WALTERS OFF SITE

BRIDGEWATER GROUP

PAGE 1 OF 3

SCHNITZER

5/28/98

0630 DWIGHT GUS (DG) TRAVEL TO NORTHCREEK LAB
TO PICK UP CONCRETE AND SAMPLE JARS

0700 DG AT NORTHCREEK

0800 SCOTT FLAHERTY (SF) AND DG ONSITE.

MEET WITH MARK VIRGONOV CH2M

TAIL GATE SAFETY MEETING.

0845 MEET WITH BILL COBB. GO OVER SAMPLE LOCATIONS.

FILL OUT SAMPLE LABELS

580-B OVM USED FOR AIR MONITORING

OVM BACKGROUND READS 0.2 PPM

10:45 WS-70, OVM = 0.2 PPM SUMP

10:50 WS-71, OVM = 0.0 PPM SUMP

11:00 WS-72, OVM = 0.0 PPM SUMP

11:10 WS-73, OVM = 0.0 PPM SUMP

11:20 WS-74, OVM = 90 PPM VAULT

11:35 LUNCH - 1200

12:18 SS-75-0.5, OUM = 0.0 PPM BEACH COMPOSITE

12:30 SS-75-1.5, OUM = 0.0 PPM BEACH COMPOSITE

12:55 SS-76-, OUM = 0.0 PPM SURFACE TANK FARM

13:00 SS-77, OUM = 0.0 PPM SURFACE TANK FARM

13:05 SS-78, OUM = 0.0 PPM SURFACE TANK FARM

13:15 SS-79, OUM = 0.0 PPM SURFACE TANK FARM

13:20 SS-80, OUM = 0.0 PPM SURFACE TANK FARM

13:45 SS-81, OUM = 0.0 PPM SURFACE TANK FARM

13:50 SS-82, OUM = 0.0 PPM SURFACE TANK FARM

14:00 SS-83, OUM = 0.0 PPM SURFACE TANK FARM

14:05 SS-84, OUM 0.0 PPM SURFACE TANK FARM

14:10 SS-85, OUM 0.0 PPM SURFACE TANK FARM

14:45 SS-86, OUM 0.0 PPM GRATED DRAIN BY #6 COMPOSITE

15:00 SS-87, OUM=0.0 GRATED DRAIN COMPOSITE BY #5

15:05 SS-88, OUM=0.0 GRATED DRAIN COMPOSITE BY #28

15:10 SS-89, OUM=0.0 GRATED DRAIN COMPOSITE BY #7/10

15:20 SS-90, OUM=0.0 PPM LOADING DOCK SOUTH OF WAREHOUSE

15:25 SS-91, OUM=3.0 PPM LOADING DOCK SOUTH OF WAREHOUSE

15:30 SS-92, OUM=~~0.0~~^{1.0} PPM LOADING DOCK SOUTH OF WAREHOUSE

15:35 SS-93, OUM=0.0 PPM LOADING DOCK SOUTH OF WAREHOUSE

PACKAGE SAMPLE COLLECT. FILL OUT C.O.C.S

16:30 SF & OG OFF SITE

SF TRAVEL TO BRIDGE WATER OFFICE TO MEET

BILL COBB

17:12 SF AT BRIDGE WATER

Laboratory Analytical Reports – August 30, 2000 Memo



Seattle 18930 1st Avenue NE, Suite 101, Bothell, WA 98011-9508
425 425.4200 fax 425.420.9210
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503.906.9200 fax 503.906.9210
Bend 20332 Empire Avenue, Suite F-1, Bend, OR 97701-5711
541.383.9310 fax 541.382.7588

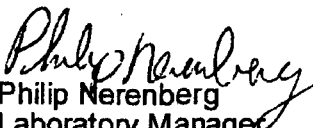
27 April, 2000

Bill Cobb
Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

RE: Premier Edible Oil

Enclosed are the results of analyses for samples received by the laboratory on 04/07/00 10:10.
If you have any questions concerning this report, please feel free to contact me.

Sincerely,


Philip Nerenberg
Laboratory Manager

Work Orders included in this report:
P004158

North Creek Analytical, Inc.
Environmental Laboratory Network

SCHN00163942



Seattle 16935 17th Avenue NE, Suite 101, Bothell, WA 98011-9508
425. 425.00 fax 425.420.9210
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541.383.9310 fax 541.382.7588

Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: SIC-004
Project Manager: Bill Cobb

Reported:
04/27/00 17:13

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
TP-A-1	P004158-01	Soil	03/31/00 12:00	04/07/00 10:10
TP-B	P004158-02	Soil	03/31/00 12:00	04/07/00 10:10
TP-A-2	P004158-03	Soil	03/31/00 12:00	04/07/00 10:10

North Creek Analytical - Portland

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Philip Nerenberg, Laboratory Manager

North Creek Analytical, Inc.
Environmental Laboratory Network

Page 1 of 16

SCHN00163943



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541.383.9310 fax 541.382.7588

Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: SIC-004
Project Manager: Bill Cobb

Reported:
04/27/00 17:13

Diesel and Heavy Range Hydrocarbons per NWTPH-Dx Method
North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Dilution	Method	Prepared	Analyzed	Batch	Notes
TP-A-1 (P004158-01) Soil						Sampled: 03/31/00 Received: 04/07/00			
Diesel Range Organics	ND	25.0	mg/kg dry	1	NWTPH-Dx	04/12/00	04/13/00	0040400	
Heavy Oil Range Hydrocarbons	ND	50.0	"	"	"	"	"	"	
Surr: 1-Chlorooctadecane	97.8 %	50-150							
TP-A-2 (P004158-03) Soil						Sampled: 03/31/00 Received: 04/07/00			
Diesel Range Organics	ND	25.0	mg/kg dry	1	NWTPH-Dx	04/12/00	04/13/00	0040400	
Heavy Oil Range Hydrocarbons	ND	50.0	"	"	"	"	"	"	
Surr: 1-Chlorooctadecane	98.0 %	50-150							

North Creek Analytical - Portland

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

PN

Philip Nerenberg, Laboratory Manager

North Creek Analytical, Inc.
Environmental Laboratory Network

Page 2 of 16

SCHN00163944



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541.383.9310 fax 541.382.7588

Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: SIC-004
Project Manager: Bill Cobb


Reported:
04/27/00 17:13

Volatile Organic Compounds per EPA Method 8260B
North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Dilution	Method	Prepared	Analyzed	Batch	Notes
TP-A-1 (P004158-01) Soil			Sampled: 03/31/00 Received: 04/07/00						
Acetone	ND	1000	ug/kg dry	1	EPA 8260B	04/14/00	04/14/00	0040491	
Benzene	ND	100	"	"	"	"	"	"	
Bromobenzene	ND	100	"	"	"	"	"	"	
Bromochloromethane	ND	100	"	"	"	"	"	"	
Bromodichloromethane	ND	100	"	"	"	"	"	"	
Bromoform	ND	100	"	"	"	"	"	"	
Bromomethane	ND	500	"	"	"	"	"	"	
2-Butanone	ND	1000	"	"	"	"	"	"	
n-Butylbenzene	ND	100	"	"	"	"	"	"	
sec-Butylbenzene	ND	100	"	"	"	"	"	"	
tert-Butylbenzene	ND	100	"	"	"	"	"	"	
Carbon disulfide	ND	1000	"	"	"	"	"	"	
Carbon tetrachloride	ND	100	"	"	"	"	"	"	
Chlorobenzene	ND	100	"	"	"	"	"	"	
Chloroethane	ND	100	"	"	"	"	"	"	
Chloroform	ND	100	"	"	"	"	"	"	
Chloromethane	ND	500	"	"	"	"	"	"	
2-Chlorotoluene	ND	100	"	"	"	"	"	"	
4-Chlorotoluene	ND	100	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	500	"	"	"	"	"	"	
Dibromochloromethane	ND	100	"	"	"	"	"	"	
1,2-Dibromoethane	ND	100	"	"	"	"	"	"	
Dibromomethane	ND	100	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	100	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	100	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	100	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	500	"	"	"	"	"	"	
1,1-Dichloroethane	ND	100	"	"	"	"	"	"	
1,2-Dichloroethane	ND	100	"	"	"	"	"	"	
1,1-Dichloroethene	ND	100	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	100	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	100	"	"	"	"	"	"	
1,2-Dichloropropane	ND	100	"	"	"	"	"	"	
1,3-Dichloropropane	ND	100	"	"	"	"	"	"	
2,2-Dichloropropane	ND	100	"	"	"	"	"	"	
1,1-Dichloropropene	ND	100	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	100	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	100	"	"	"	"	"	"	
Ethylbenzene	ND	100	"	"	"	"	"	"	

North Creek Analytical - Portland

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Philip Nerenberg, Laboratory Manager

North Creek Analytical, Inc.
Environmental Laboratory Network

Page 3 of 16

SCHN00163945



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503.906.9200 fax 503.906.9210
Bend 20332 Empire Avenue, Suite F-1, Bend, OR 97701-5711
541.383.9310 fax 541.382.7588

Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: SIC-004
Project Manager: Bill Cobb


Reported:
04/27/00 17:13

Volatile Organic Compounds per EPA Method 8260B
North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Dilution	Method	Prepared	Analyzed	Batch	Notes
TP-A-1 (P004158-01) Soil						Sampled: 03/31/00	Received: 04/07/00		
Hexachlorobutadiene	ND	200	"	"	"	"	"	"	
2-Hexanone	ND	1000	"	"	"	"	"	"	
Isopropylbenzene	ND	100	"	"	"	"	"	"	
p-Isopropyltoluene	ND	100	"	"	"	"	"	"	
4-Methyl-2-pentanone	ND	500	"	"	"	"	"	"	
Methylene chloride	ND	500	"	"	"	"	"	"	
Naphthalene	ND	100	"	"	"	"	"	"	
n-Propylbenzene	ND	100	"	"	"	"	"	"	
Styrene	ND	100	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	100	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	100	"	"	"	"	"	"	
Tetrachloroethene	ND	100	"	"	"	"	"	"	
Toluene	ND	100	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	100	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	100	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	100	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	100	"	"	"	"	"	"	
Trichloroethene	ND	100	"	"	"	"	"	"	
Trichlorofluoromethane	ND	100	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	100	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	100	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	100	"	"	"	"	"	"	
Vinyl chloride	ND	100	"	"	"	"	"	"	
o-Xylene	ND	100	"	"	"	"	"	"	
m,p-Xylene	ND	200	"	"	"	"	"	"	
Surr: 4-BFB	90.6 %	70-130							
Surr: 1,2-DCA-d4	103 %	70-130							
Surr: Dibromofluoromethane	96.0 %	70-130							
Surr: Toluene-d8	102 %	70-130							

North Creek Analytical - Portland

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Philip Nerenberg, Laboratory Manager

North Creek Analytical, Inc.
Environmental Laboratory Network

Page 4 of 16

SCHN00163946



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503.906.9200 fax 503.906.9210
Bend 20332 Empire Avenue, Suite F-1, Bend, OR 97701-5711
541.383.9310 fax 541.382.7588

Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: SIC-004
Project Manager: Bill Cobb

Reported:
04/27/00 17:13

Polynuclear Aromatic Compounds per EPA 8270M-SIM
North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Dilution	Method	Prepared	Analyzed	Batch	Notes
TP-A-1 (P004158-01) Soil					Sampled: 03/31/00 Received: 04/07/00				
Acenaphthene	ND	13.4	"	"	EPA 8270B-m	04/10/00	04/10/00	0040285	
Acenaphthylene	ND	13.4	"	"	"	"	"	"	
Anthracene	ND	13.4	"	"	"	"	"	"	
Benzo (a) anthracene	ND	13.4	"	"	"	"	"	"	
Benzo (a) pyrene	ND	13.4	"	"	"	"	"	"	
Benzo (b) fluoranthene	ND	13.4	"	"	"	"	"	"	
Benzo (ghi) perylene	ND	13.4	"	"	"	"	"	"	
Benzo (k) fluoranthene	ND	13.4	"	"	"	"	"	"	
Chrysene	ND	13.4	"	"	"	"	"	"	
Dibenzo (a,h) anthracene	ND	13.4	"	"	"	"	"	"	
Fluoranthene	ND	13.4	"	"	"	"	"	"	
Fluorene	ND	13.4	"	"	"	"	"	"	
Indeno (1,2,3-cd) pyrene	ND	13.4	"	"	"	"	"	"	
Naphthalene	ND	13.4	"	"	"	"	"	"	
Phenanthrene	ND	13.4	"	"	"	"	"	"	
Pyrene	ND	13.4	"	"	"	"	"	"	

Surr: 2-Fluorobiphenyl 81.4 % 48-138
Surr: Nitrobenzene-d5 85.7 % 50-132
Surr: p-Terphenyl-d14 60.5 % 58-143

TP-A-2 (P004158-03) Soil					Sampled: 03/31/00 Received: 04/07/00				
Acenaphthene	ND	13.4	ug/kg dry	1	EPA 8270B-m	04/10/00	04/10/00	0040285	
Acenaphthylene	ND	13.4	"	"	"	"	"	"	
Anthracene	ND	13.4	"	"	"	"	"	"	
Benzo (a) anthracene	ND	13.4	"	"	"	"	"	"	
Benzo (a) pyrene	ND	13.4	"	"	"	"	"	"	
Benzo (b) fluoranthene	ND	13.4	"	"	"	"	"	"	
Benzo (ghi) perylene	ND	13.4	"	"	"	"	"	"	
Benzo (k) fluoranthene	ND	13.4	"	"	"	"	"	"	
Chrysene	ND	13.4	"	"	"	"	"	"	
Dibenzo (a,h) anthracene	ND	13.4	"	"	"	"	"	"	
Fluoranthene	ND	13.4	"	"	"	"	"	"	
Fluorene	ND	13.4	"	"	"	"	"	"	
Indeno (1,2,3-cd) pyrene	ND	13.4	"	"	"	"	"	"	
Naphthalene	ND	13.4	"	"	"	"	"	"	
Phenanthrene	ND	13.4	"	"	"	"	"	"	
Pyrene	ND	13.4	"	"	"	"	"	"	

Surr: 2-Fluorobiphenyl 84.2 % 48-138

North Creek Analytical - Portland

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Philip Nerenberg, Laboratory Manager

North Creek Analytical, Inc.
Environmental Laboratory Network

Page 5 of 16

SCHN00163947



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541.383.9310 fax 541.382.7588

Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: SIC-004
Project Manager: Bill Cobb

Reported:
04/27/00 17:13

Polynuclear Aromatic Compounds per EPA 8270M-SIM
North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Dilution	Method	Prepared	Analyzed	Batch	Notes
TP-A-2 (P004158-03) Soil				Sampled: 03/31/00 Received: 04/07/00					
Surr: Nitrobenzene-d5	86.2 %	50-132							
Surr: p-Terphenyl-d14	59.2 %	58-143							

North Creek Analytical - Portland

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Philip Nerenberg, Laboratory Manager

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Page 6 of 16

SCHN00163948



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541.383.9310 fax 541.382.7588

Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: SIC-004
Project Manager: Bill Cobb

Reported:
04/27/00 17:13

Conventional Chemistry Parameters per APHA/EPA Methods
North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Dilution	Method	Prepared	Analyzed	Batch	Notes
TP-B (P004158-02) Soil					Sampled: 03/31/00 Received: 04/07/00				
Oil & Grease	21.7	10.0	mg/kg dry	1	EPA 413.2	04/25/00	04/26/00	0040803	

North Creek Analytical - Portland

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Philip Nerenberg, Laboratory Manager

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SCHN00163949



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Bend 20332 Empire Avenue, Suite F-1, Bend, OR 97701-5711
541.383.9310 fax 541.382.7588

Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: SIC-004
Project Manager: Bill Cobb

Reported:
04/27/00 17:13

Miscellaneous Physical/Conventional Chemistry Parameters
North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Dilution	Method	Prepared	Analyzed	Batch	Notes
TP-A-1 (P004158-01) Soil						Sampled: 03/31/00 Received: 04/07/00			
% Solids	89.8		% by Weight	1	NCA SOP	04/10/00	04/10/00	0040288	
TP-B (P004158-02) Soil						Sampled: 03/31/00 Received: 04/07/00			
% Solids	87.5		% by Weight	1	NCA SOP	04/24/00	04/24/00	0040742	
TP-A-2 (P004158-03) Soil						Sampled: 03/31/00 Received: 04/07/00			
% Solids	90.1		% by Weight	1	NCA SOP	04/10/00	04/10/00	0040288	

North Creek Analytical - Portland

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SCHN00163950



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Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: SIC-004
Project Manager: Bill Cobb

Reported:
04/27/00 17:13


Diesel and Heavy Range Hydrocarbons per NWT PH-Dx Method Quality Control

North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 0040400 - TPH-D Extraction										
Blank (0040400-BLK1)										
				Prepared: 04/12/00 Analyzed: 04/13/00						
Diesel Range Organics	ND	25.0	mg/kg wet							
Heavy Oil Range Hydrocarbons	ND	50.0	"							
Surr: 1-Chlorooctadecane	4.55		"	5.00		91.0	50-150			
LCS (0040400-BS1)										
				Prepared: 04/12/00 Analyzed: 04/13/00						
Diesel Range Organics	120	25.0	mg/kg wet	127		94.5	50-150			
Heavy Oil Range Hydrocarbons	65.8	50.0	"	75.9		86.7	50-150			
Surr: 1-Chlorooctadecane	5.00		"	5.00		100	50-150			
Duplicate (0040400-DUP1)										
				Source: P004186-01 Prepared: 04/12/00 Analyzed: 04/13/00						
Diesel Range Organics	ND	25.0	mg/kg dry		ND				50	
Heavy Oil Range Hydrocarbons	ND	50.0	"		ND				50	
Surr: 1-Chlorooctadecane	5.08		"	5.38		94.4	50-150			
Duplicate (0040400-DUP2)										
				Source: P004186-02 Prepared: 04/12/00 Analyzed: 04/13/00						
Diesel Range Organics	ND	25.0	mg/kg dry		ND				50	
Heavy Oil Range Hydrocarbons	ND	50.0	"		ND				50	
Surr: 1-Chlorooctadecane	5.01		"	5.33		94.0	50-150			

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SCHN00163951



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503.906.9200 fax 503.906.9210
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541.383.9310 fax 541.382.7588

Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: SIC-004
Project Manager: Bill Cobb

Reported:
04/27/00 17:13

Volatile Organic Compounds per EPA Method 8260B - Quality Control

North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 0040491 - EPA 5030

Blank (0040491-BLK1)

Prepared: 04/14/00 Analyzed: 04/15/00

Acetone	ND	1000	ug/kg wet
Benzene	ND	100	"
Bromobenzene	ND	100	"
Bromochloromethane	ND	100	"
Bromodichloromethane	ND	100	"
Bromoform	ND	100	"
Bromomethane	ND	500	"
2-Butanone	ND	1000	"
n-Butylbenzene	ND	100	"
sec-Butylbenzene	ND	100	"
tert-Butylbenzene	ND	100	"
Carbon disulfide	ND	1000	"
Carbon tetrachloride	ND	100	"
Chlorobenzene	ND	100	"
Chloroethane	ND	100	"
Chloroform	ND	100	"
Chloromethane	ND	500	"
2-Chlorotoluene	ND	100	"
4-Chlorotoluene	ND	100	"
1,2-Dibromo-3-chloropropane	ND	500	"
Dibromochloromethane	ND	100	"
1,2-Dibromoethane	ND	100	"
Dibromomethane	ND	100	"
1,2-Dichlorobenzene	ND	100	"
1,3-Dichlorobenzene	ND	100	"
1,4-Dichlorobenzene	ND	100	"
Dichlorodifluoromethane	ND	500	"
1,1-Dichloroethane	ND	100	"
1,2-Dichloroethane	ND	100	"
1,1-Dichloroethene	ND	100	"
cis-1,2-Dichloroethene	ND	100	"
trans-1,2-Dichloroethene	ND	100	"
1,2-Dichloropropane	ND	100	"
1,3-Dichloropropane	ND	100	"
2,2-Dichloropropane	ND	100	"
1,1-Dichloropropene	ND	100	"

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SCHN00163952



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Bend 20332 Emore Avenue, Suite F-1, Bend, OR 97701-5711
541 383.9310 fax 541.382.7588

Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: SIC-004
Project Manager: Bill Cobb

Reported:
04/27/00 17:13

Volatile Organic Compounds per EPA Method 8260B - Quality Control

North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC Limits	RPD	RPD Limit	Notes
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Batch 0040491 - EPA 5030

Blank (0040491-BLK1)

Prepared: 04/14/00 Analyzed: 04/15/00

cis-1,3-Dichloropropene	ND	100	ug/kg wet						
trans-1,3-Dichloropropene	ND	100	"						
Ethylbenzene	ND	100	"						
Hexachlorobutadiene	ND	200	"						
2-Hexanone	ND	1000	"						
Isopropylbenzene	ND	100	"						
p-Isopropyltoluene	ND	100	"						
4-Methyl-2-pentanone	ND	500	"						
Methylene chloride	ND	500	"						
Naphthalene	ND	100	"						
n-Propylbenzene	ND	100	"						
Styrene	ND	100	"						
1,1,1,2-Tetrachloroethane	ND	100	"						
1,1,2,2-Tetrachloroethane	ND	100	"						
Tetrachloroethene	ND	100	"						
Toluene	ND	100	"						
1,2,3-Trichlorobenzene	ND	100	"						
1,2,4-Trichlorobenzene	ND	100	"						
1,1,1-Trichloroethane	ND	100	"						
1,1,2-Trichloroethane	ND	100	"						
Trichloroethene	ND	100	"						
Trichlorofluoromethane	ND	100	"						
1,2,3-Trichloropropane	ND	100	"						
1,2,4-Trimethylbenzene	ND	100	"						
1,3,5-Trimethylbenzene	ND	100	"						
Vinyl chloride	ND	100	"						
o-Xylene	ND	100	"						
m,p-Xylene	ND	200	"						
Surr: 4-BFB	1820		"	2000		91.0	70-130		
Surr: 1,2-DCA-d4	2280		"	2000		114	70-130		
Surr: Dibromofluoromethane	2180		"	2000		109	70-130		
Surr: Toluene-d8	2400		"	2000		120	70-130		

North Creek Analytical - Portland

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SCHN00163953



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Bend 20332 Empire Avenue, Suite F-1, Bend, OR 97701-5711
541 383 9310 fax 541 382 7588

Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: SIC-004
Project Manager: Bill Cobb

Reported:
04/27/00 17:13

Volatile Organic Compounds per EPA Method 8260B - Quality Control

North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 0040491 - EPA 5030

LCS (0040491-BS1)

Prepared: 04/14/00 Analyzed: 04/15/00

Benzene	2600	100	ug/kg wet	2500		104	80-135			
Chlorobenzene	2550	100	"	2500		102	80-135			
1,1-Dichloroethene	2560	100	"	2500		102	60-150			
Toluene	2620	100	"	2500		105	80-130			
Trichloroethene	2360	100	"	2500		94.4	70-135			
Surr: 4-BFB	1990		"	2000		99.5	70-130			
Surr: 1,2-DCA-d4	2230		"	2000		112	70-130			
Surr: Dibromofluoromethane	2090		"	2000		105	70-130			
Surr: Toluene-d8	2170		"	2000		109	70-130			

Matrix Spike (0040491-MS1)

Source: P004142-01

Prepared: 04/14/00 Analyzed: 04/15/00

Benzene	3120	100	ug/kg dry	3260	ND	95.7	60-135			
Chlorobenzene	3090	100	"	3260	ND	94.8	65-125			
1,1-Dichloroethene	2900	100	"	3260	ND	89.0	60-135			
Toluene	3270	100	"	3260	ND	99.9	60-125			
Trichloroethene	2880	100	"	3260	ND	88.3	60-125			
Surr: 4-BFB	2210		"	2610		84.7	70-130			
Surr: 1,2-DCA-d4	2670		"	2610		102	70-130			
Surr: Dibromofluoromethane	2540		"	2610		97.3	70-130			
Surr: Toluene-d8	2760		"	2610		106	70-130			

Matrix Spike Dup (0040491-MSD1)

Source: P004142-01

Prepared: 04/14/00 Analyzed: 04/15/00

Benzene	3170	100	ug/kg dry	3260	ND	97.2	60-135	1.59	25	
Chlorobenzene	3150	100	"	3260	ND	96.6	65-125	1.92	25	
1,1-Dichloroethene	2920	100	"	3260	ND	89.6	60-135	0.687	25	
Toluene	3230	100	"	3260	ND	98.7	60-125	1.23	25	
Trichloroethene	2900	100	"	3260	ND	89.0	60-125	0.692	25	
Surr: 4-BFB	2370		"	2610		90.8	70-130			
Surr: 1,2-DCA-d4	2570		"	2610		98.5	70-130			
Surr: Dibromofluoromethane	2430		"	2610		93.1	70-130			
Surr: Toluene-d8	2610		"	2610		100	70-130			

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SCHN00163954



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Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: SIC-004
Project Manager: Bill Cobb

Reported:
04/27/00 17:13

Polynuclear Aromatic Compounds per EPA 8270M-SIM - Quality Control

North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC Limits	RPD	RPD Limit	Notes
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Batch 0040285 - EPA 3550

Blank (0040285-BLK1)

Prepared & Analyzed: 04/10/00

Acenaphthene	ND	13.4	ug/kg wet						
Acenaphthylene	ND	13.4	"						
Anthracene	ND	13.4	"						
Benzo (a) anthracene	ND	13.4	"						
Benzo (a) pyrene	ND	13.4	"						
Benzo (b) fluoranthene	ND	13.4	"						
Benzo (ghi) perylene	ND	13.4	"						
Benzo (k) fluoranthene	ND	13.4	"						
Chrysene	ND	13.4	"						
Dibenzo (a,h) anthracene	ND	13.4	"						
Fluoranthene	ND	13.4	"						
Fluorene	ND	13.4	"						
Indeno (1,2,3-cd) pyrene	ND	13.4	"						
Naphthalene	ND	13.4	"						
Phenanthrene	ND	13.4	"						
Pyrene	ND	13.4	"						
Surr: 2-Fluorobiphenyl	72.8		"	83.3		87.4	48-138		
Surr: Nitrobenzene-d5	76.2		"	83.3		91.5	50-132		
Surr: p-Terphenyl-d14	55.4		"	83.3		66.5	58-143		

LCS (0040285-BS1)

Prepared & Analyzed: 04/10/00

Acenaphthene	53.0	13.4	ug/kg wet	83.3		63.6	50-150		
Benzo (a) pyrene	54.5	13.4	"	83.3		65.4	50-150		
Pyrene	41.7	13.4	"	83.3		50.1	50-150		
Surr: 2-Fluorobiphenyl	59.3		"	83.3		71.2	48-138		
Surr: Nitrobenzene-d5	62.8		"	83.3		75.4	50-132		
Surr: p-Terphenyl-d14	42.5		"	83.3		51.0	58-143		

Q-01

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Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: SIC-004
Project Manager: Bill Cobb

Reported:
04/27/00 17:13

Polynuclear Aromatic Compounds per EPA 8270M-SIM - Quality Control

North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 0040285 - EPA 3550

Matrix Spike (0040285-MS1)

Source: P004158-03

Prepared & Analyzed: 04/10/00

Acenaphthene	67.1	13.4	ug/kg dry	92.5	ND	72.5	50-150			
Benzo (a) pyrene	72.3	13.4	"	92.5	ND	78.2	50-150			
Pyrene	55.1	13.4	"	92.5	ND	59.6	50-150			
Surr: 2-Fluorobiphenyl	75.9		"	92.5		82.1	48-138			
Surr: Nitrobenzene-d5	79.1		"	92.5		85.5	50-132			
Surr: p-Terphenyl-d14	57.1		"	92.5		61.7	58-143			

Matrix Spike Dup (0040285-MSD1)

Source: P004158-03

Prepared & Analyzed: 04/10/00

Acenaphthene	71.4	13.4	ug/kg dry	92.5	ND	77.2	50-150	6.21	60	
Benzo (a) pyrene	71.7	13.4	"	92.5	ND	77.5	50-150	0.833	60	
Pyrene	55.2	13.4	"	92.5	ND	59.7	50-150	0.181	60	
Surr: 2-Fluorobiphenyl	81.1		"	92.5		87.7	48-138			
Surr: Nitrobenzene-d5	87.5		"	92.5		94.6	50-132			
Surr: p-Terphenyl-d14	57.4		"	92.5		62.1	58-143			

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SCHN00163956



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Spokane East 115 Montgomery, Suite 3 Spokane, WA 99206-4775
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Bend 20332 Empire Avenue, Suite F-1, Bend, OR 97701-5711
541.383.9310 fax 541.382.7568

Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: SIC-004
Project Manager: Bill Cobb

Reported:
04/27/00 17:13

Conventional Chemistry Parameters per APHA/EPA Methods - Quality Control

North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC Limits	RPD	RPD Limit	Notes
Batch 0040803 - TPH Freon Extraction									
Blank (0040803-BLK1) Prepared: 04/25/00 Analyzed: 04/26/00									
Oil & Grease	ND	20.0	mg/kg wet						
LCS (0040803-BS1) Prepared: 04/25/00 Analyzed: 04/26/00									
Oil & Grease	204	20.0	mg/kg wet	200	102	50-150			
Duplicate (0040803-DUP1) Source: P004158-02 Prepared: 04/25/00 Analyzed: 04/26/00									
Oil & Grease	33.6	10.0	mg/kg dry	21.7			43.0	50	

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SCHN00163957



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541.383.9310 fax 541.382.7588

Bridgewater Group
4640 SW Macadam Ave. Suite 222
Portland, OR 97201

Project: Premier Edible Oil
Project Number: SIC-004
Project Manager: Bill Cobb

Reported:
04/27/00 17:13

Notes and Definitions

Q-01 The spike recovery, and/or RPD, for this QC sample is outside of established control limits. Review of associated batch QC indicates the recovery for this analyte does not represent an out-of-control condition for the batch.

DET Analyte DETECTED

ND Analyte NOT DETECTED at or above the reporting limit

NR Not Reported

dry Sample results reported on a dry weight basis

wet Sample results reported on a wet weight basis

RPD Relative Percent Difference

North Creek Analytical - Portland

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SCHN00163958

X

CHAIN OF CUSTODY REPORT

Work Order #: **P00458**

CLIENT: Schnitzer Investment Corp			INVOICE TO: Same										TURNAROUND REQUEST in Business Days*					
REPORT TO: Bridgewater Corp, Inc. c/o Bill Cabb													Organic & Inorganic Analyses					
ADDRESS: 4640 SW Nassadem Suite 222 Portland OR 97201													<input checked="" type="checkbox"/> 10 <input type="checkbox"/> 7 <input type="checkbox"/> 5 <input type="checkbox"/> 4 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> 1 <input type="checkbox"/> <1					
PHONE: 503-973-6068 FAX: 503-973-6069			P.O. NUMBER:										STD. <input checked="" type="checkbox"/> 5 <input type="checkbox"/> 4 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> 1 <input type="checkbox"/> <1					
PROJECT NAME: Premier Edible Oils			REQUESTED ANALYSES										Please Specify					
PROJECT NUMBER: SIC-004													OTHER					
SAMPLED BY: BCabb													*Turnaround Requests less than standard may incur Rush Charge					
CLIENT SAMPLE IDENTIFICATION	SAMPLING DATE/TIME	TPH-Dx	Oil: Grease	Partic (ASTM-D-4252)											MATRIX (W, S, O)	# OF CONT.	COMMENTS	NOT ID
1. TP-A-1	3/31/00	✓		✓											S	1		
2. TP-B	3/31/00		✓												S	1		
3. TP-BA-2	3/31/00	✓		✓											S	1		
4.																		
5.																		
6.																		
7.																		
8.																		
9.																		
10.																		
11.																		
12.																		
13.																		
14.																		
15.																		

RELINQUISHED BY: Bill Cabb	FIRM: BGI	DATE: 4-7-00	RECEIVED BY: Larry Spangler	FIRM: NCA	DATE: 4-7-00
PRINT NAME: Bill Cabb		TIME: 0935	PRINT NAME: Larry Spangler		TIME: 0935
RELINQUISHED BY: Larry Spangler	FIRM: NCA	DATE: 4-7-00	RECEIVED BY: EWEL Morgan	FIRM: NCLT	DATE: 4-7-00
PRINT NAME: Larry Spangler		TIME: 0935	PRINT NAME: EWEL Morgan		TIME: 0935
ADDITIONAL REMARKS:			TEMP: 11		

SCHN00163959



January 15, 2003

MSIC Premier

SSI-26

Ms. Alicia Voss
Oregon Department of Environmental Quality
Northwest Region
2020 Southwest Fourth Avenue, 4th Floor
Portland, OR 97201

Re: Schnitzer/Premier Edible Oils (PEO) Site – Quarterly Report

Dear Ms. Voss:

On behalf of Schnitzer Investment Corp. (SIC), Gradient Corporation is submitting this sixth Quarterly Report for the Premier Edible Oils (PEO) Site, as required by Section II, H of the Voluntary Agreement for Upland Remedial Investigation/Feasibility Study and Source Control Measures between SIC and the Oregon Department of Environmental Quality (DEQ). This Quarterly Report summarizes activities conducted during the time period quarter; describes activities planned for the next quarter; and discusses problems encountered during the quarter, if any, and actions taken to resolve those problems.

Summary of Project Activities

Between October 1 and December 31, 2002, SIC and its consultants, Gradient Corporation and URS, completed the following work at the PEO site:

- Reviewed and provided comments to DEQ on DEQ's Environmental Cleanup Site Information (ECSI) Site Summary Report. Many of the recommended modifications were incorporated by DEQ into the ECSI report.
- Submitted the data from the third quarterly groundwater monitoring event to DEQ.
- Submitted documentation of the monthly shoreline reconnaissance surveys conducted between March and September 2002 to DEQ.
- Spoke with DEQ on December 12, 2002 to discuss DEQ feedback on the October 14, 2002 submittals. Received DEQ approval to conduct fourth quarterly groundwater monitoring event in accordance with the approach presented in the October 14 submittal.
- Measured water levels from site wells on four occasions (October 17, October 30, November 22, and December 31, 2002).
- Conducted shoreline reconnaissance surveys on three occasions (October 9, November 19, and December 13, 2002). Memos documenting these surveys accompany this quarterly report.
- Continued compilation of documentation of site activities.

Quarterly

Activities to be Conducted Next Quarter

The following activities are planned for the PEO site between January 1 and March 31, 2003:

- Conduct the fourth quarterly groundwater monitoring event. As previously discussed with DEQ, this sampling event is currently scheduled to occur during the week of January 20, 2003.
- Continue to collect and evaluate water level data.
- Complete and submit report summarizing results of tidal monitoring evaluations.
- Receive from DEQ and evaluate Time Oil's investigative data for the Bell Terminal site. Review implications of available data for potential impacts on PEO site from Time Oil site.

Issues to be Resolved/Recommended Actions

None.

Please contact me if you have any questions regarding this report or any of the completed or proposed activities.

Sincerely,

GRADIENT CORPORATION

Catherine Petito Boyce, S.M.
Principal Scientist

cc: J. Brown/James C. Brown & Associates
D. Coberly/URS
J. Jakubiak/SIC
T. Zelenka/SIC

**Documentation of Shoreline Reconnaissance Surveys
October – December 2002**

Premier Edible Oils Site

Memorandum

To: File
From: Jim Jakubiak
CC: Tom Zelenka, Cathy Petito Boyce
Date: 10/9/02
Re: Premier Edible Oils Site – River Bank Reconnaissance, 10/9/02

I completed a reconnaissance of the river bank at the Premier Edible Oils facility to look for evidence of hydrocarbon product or sheen. I walked the entire river bank along the Slip to the Time Oil fence line along Willamette River.

I observed conditions from the top of the bank to the water line. I looked for evidence of hydrocarbon product or sheen. I paid particular attention to the base of the bank and the water line. The majority of the bank was dry due to dry weather conditions. The reconnaissance was conducted between 4:30 pm and 5:15 pm.

No groundwater seeps, hydrocarbon product or hydrocarbon sheen were observed during the reconnaissance event.

Memorandum

To: File
From: Jim Jakubiak
CC: Tom Zelenka, Cathy Petito Boyce
Date: 11/19/02
Re: Premier Edible Oils Site – River Bank Reconnaissance, 11/19/02

I completed a reconnaissance of the river bank at the Premier Edible Oils facility to look for evidence of hydrocarbon product or sheen. I walked the entire river bank along the Slip to the Time Oil fence line along Willamette River.

I observed conditions from the top of the bank to the water line. I looked for evidence of hydrocarbon product or sheen. I paid particular attention to the base of the bank and the water line. The majority of the bank was dry due to dry weather conditions. The reconnaissance was conducted between 8:30 am and 9:15 am.

No groundwater seeps, hydrocarbon product or hydrocarbon sheen were observed during the reconnaissance event.

Memorandum

To: File
From: Jim Jakubiak
CC: Tom Zelenka, Cathy Petito Boyce
Date: 12/13/02
Re: Premier Edible Oils Site – River Bank Reconnaissance, 12/13/02

I completed a reconnaissance of the river bank at the Premier Edible Oils facility to look for evidence of hydrocarbon product or sheen. I walked the entire river bank along the Slip to the Time Oil fence line along Willamette River.

I observed conditions from the top of the bank to the water line. I looked for evidence of hydrocarbon product or sheen. I paid particular attention to the base of the bank and the water line. The reconnaissance was conducted between 11:30 am and 11:50 am.

No groundwater seeps, hydrocarbon product or hydrocarbon sheen were observed during the reconnaissance event.

**Documentation of Shoreline Reconnaissance Surveys
October – December 2002**

Premier Edible Oils Site

Memorandum

To: File
From: Jim Jakubiak
CC: Tom Zelenka, Cathy Petito Boyce
Date: 10/9/02
Re: Premier Edible Oils Site – River Bank Reconnaissance, 10/9/02

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No groundwater seeps, hydrocarbon product or hydrocarbon sheen were observed during the reconnaissance event.

Memorandum

To: File
From: Jim Jakubiak
CC: Tom Zelenka, Cathy Petito Boyce
Date: 11/19/02
Re: Premier Edible Oils Site – River Bank Reconnaissance, 11/19/02

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No groundwater seeps, hydrocarbon product or hydrocarbon sheen were observed during the reconnaissance event.

Memorandum

To: File
From: Jim Jakubiak
CC: Tom Zelenka, Cathy Petito Boyce
Date: 12/13/02
Re: Premier Edible Oils Site – River Bank Reconnaissance, 12/13/02

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I observed conditions from the top of the bank to the water line. I looked for evidence of hydrocarbon product or sheen. I paid particular attention to the base of the bank and the water line. The reconnaissance was conducted between 11:30 am and 11:50 am.

No groundwater seeps, hydrocarbon product or hydrocarbon sheen were observed during the reconnaissance event.



October 14, 2002

Ms. Alicia Voss
Oregon Department of Environmental Quality
Northwest Region
2020 Southwest Fourth Avenue, 4th Floor
Portland, OR 97201

Re: Schnitzer/Premier Edible Oils (PEO) Site – Quarterly Report

Dear Ms. Voss:

On behalf of Schnitzer Investment Corp. (SIC), Gradient Corporation is submitting this fifth Quarterly Report for the Premier Edible Oils (PEO) Site, as required by Section II, H of the Voluntary Agreement for Upland Remedial Investigation/Feasibility Study and Source Control Measures between SIC and the Oregon Department of Environmental Quality (DEQ). This Quarterly Report summarizes activities conducted during the time period quarter; describes activities planned for the next quarter; and discusses problems encountered during the quarter and actions taken to resolve those problems.

Summary of Project Activities

Between July 1 and September 30, 2002, SIC and its consultants, Gradient Corporation, and URS, completed the following work at the PEO site:

- Met with DEQ on July 10, 2002 to discuss the status of activities on the PEO site and the neighboring Time Oil Northwest Terminals site.
- Measured water levels from site wells on two occasions (July 26 and August 29, 2002).
- Conducted shoreline reconnaissance surveys on three occasions (July 5, August 15, and September 15, 2002).
- Continued compilation of documentation of site activities.

Activities to be Conducted Next Quarter

The following activities are planned for the PEO site between October 1 and December 31, 2002:

- Review and provide comments on ODEQ's Environmental Cleanup Site Information Site Summary Report. This review accompanies this quarterly report.
- Submit the data from the third quarterly groundwater monitoring event. These data accompany this quarterly report.
- Submit documentation of the shoreline reconnaissance surveys. Memos documenting monthly surveys conducted between March and September 2002 accompany this quarterly report.

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- Conduct the fourth quarterly groundwater monitoring event. DEQ will be notified prior to the sampling event.
- Continue to collect and evaluate water level data.
- Complete and submit report summarizing results of tidal monitoring evaluations.
- Receive from DEQ and evaluate Time Oil's investigative data for the Bell Terminal site. Review implications of available data for potential impacts on PEO site from Time Oil site.

Issues to be Resolved/Recommended Actions

None.

Please contact me if you have any questions regarding this report or any of the completed or proposed activities.

Sincerely,



Catherine Petito Boyce, S.M.
Principal Scientist

cc: J. Brown/James C. Brown & Associates
D. Coberly/URS
J. Jakubiak/SIC
T. Zelenka/SIC

**Proposed Amendments to
ODEQ's Environmental Cleanup Site Information (ECSI)
Site Summary Report**

Premier Edible Oils Site (Site ID: 2013)

**Submitted by Schnitzer Investment Corp.
October 14, 2002**

Environmental Cleanup Site Information Database

Site Summary Report - Details for Site ID 2013

This report shows data entered as of September 16, 2002 at 9:25:37 AM

See the bottom of this page for a key to certain acronyms and terms used in the report below

Site Information			
Site ID: 2013	Site Name: Premier Edible Oils		CERCLIS No:
Address: 10400 N Burgard WAY Way Portland 97203			
County: Multnomah		Region: Northwest	
Investigation Status: Listed on CRL or Inventory		NPL Site: N	Orphan Site: N Study Area: N
Property:	Township/Range/Sec: 2N 1W 35	Tax Lots: 57	
Latitude: 45 deg. 36 ' 51"		Longitude: -122 deg. 46 ' 58"	Site Size: 18.5 acres
Other Site Names:	<p>Schnitzer Investment Corp.</p> <p>Portland Harbor Sediment Study</p> <p>C & T Quincy Foods (SEE ECSI 2355)</p>		
Operations:	<p>Name: C & T Quincy Foods of Portland</p> <p>Comments: .</p> <p>Years of Operation: November 1996 - 1999 January 1997 May 1998</p> <p>SIC Code: 2079</p> <p>Operating Inactive Status:</p>		
	<p>Name: Premier Edible Oils Corporation</p> <p>Comments: Also known as PALMCO, a subsidiary of Mitsubishi Corporation.</p> <p>Years of Operation: August 1994 - February 1997 1973 January 1997</p> <p>SIC Code: 2079</p> <p>Operating Inactive Status:</p>		
	<p>Name: American Metallic Chemicals</p> <p>Comments: .</p> <p>Years of Operation: 1950s</p> <p>SIC Code:</p> <p>Operating Inactive Status:</p>		
	<p>Name: Oregon Shipbuilding</p> <p>Comments:</p> <p>Years of Operation: December 1943-1945</p> <p>SIC Code:</p> <p>Operating Inactive Status:</p>		
	<p>Name: Northwest Oil Company</p>		

Comments:

Years of Operation: February 1941-December 1943

SIC Code:

Operating Status:

Inactive

Contamination Information	
Hazardous Substances/Waste Types:	Petroleum hydrocarbons, BTEX, PAHs, and VOCs, including chlorinated solvents, on-site. In adjacent river sediments: mercury, cobalt, antimony, barium, PAHs, copper, zinc, manganese, arsenic, carbazole, dibenzofuran, methylnaphthalene, and bis(2-ethylhexyl)phthalate.

Manner and Time of Release:

Contamination Information:	Property owner submitted an 1/1/96 Phase II ESA to DEQ in February 1997, which documented groundwater contamination at this site. Primary contaminants included petroleum hydrocarbons, particularly BTEX, and other petroleum-based VOCs. Several well points also contained low levels of chlorinated solvents. The property owner and operator concluded that the contamination originated from the adjacent Time Oil site (ECSI #170). (6/17/99 JMW/SAP) Weston sampling results from the Portland Harbor Sediment Study revealed mercury, cobalt, antimony, barium, PAHs, zinc, copper, manganese, arsenic, carbazole, dibenzofuran, methylnaphthalene, and bis(2-ethylhexyl)phthalate in river sediments adjacent to the site. DEQ has not determined the source(s) of these contaminants. (1/4/02 ACV/VCP) Results of investigation activities conducted through 2001 indicate groundwater impacts in several different locations on the site. Free phase petroleum is present on groundwater at the southwest corner of the site and appears to be from historic site operations. Low-level chlorinated solvents, PAHs, and VOCs usually associated with gasoline were detected with the free phase petroleum. This contaminated groundwater plume appears to be distinct from impacted groundwater toward the northeast part of the property. Activities on adjacent Time Oil property appear to have contributed to groundwater contamination in northeast part of property. Further groundwater investigation is planned in 2002 to more fully characterize groundwater conditions.
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Pathways:

Environmental/Health Threats:	
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Status of Investigative or Remedial Action:

(6/17/99 JMW/SAP) Based on initial sampling results from a river sediment quality study, the C & T Quincy Foods/Premier Edible Oils (PEO) site has been identified as a potential source of contamination to the Portland Harbor. DEQ sent a Site Assessment review notice to C & T Quincy Foods 3/2/99, but has received no response. A site screening is scheduled (level II priority). (2/1/00 JMW/SAP) PEO information combined with the Schnitzer Investment Corporation (SIC) Strategy Recommendation - SEE ECSI #2355. (9/1/00 ACV/VCP) DEQ is reviewing site investigation information conducted by Schnitzer. (12/21/00 ACV/VCP) DEQ issued a file review memo summarizing additional information submitted by PEO, SIC, and Time Oil on December 21, 2000. DEQ proposed that SIC, as the property owner, take over the remedial investigation for PEO. (7/17/01 ACV/VCP) Negotiations for formal

agreement started in March 2001. Soil and groundwater investigation running concurrent with negotiations. Free-phase petroleum discovered at two locations on-site. (11/1/01 ACV/VCP) SIC conducted off-site groundwater investigation, on upgradient/adjacent Bell Terminal (Time Oil) property in September 2001. Preliminary results anticipated in December 2001. (1/4/02 ACV/VCP) New groundwater data confirms contamination from historic operations in the southwestern portion of the site. Premier Edible Oils should be added to the Confirmed Release List.

Data Sources: 1997-1996 Level Phase I and Phase II ESAs documenting the presence of petroleum hydrocarbons and chlorinated solvents in groundwater and petroleum in soils; EPA, 1998, Portland Harbor Sediment Investigation Report, September, 1998; Focused Site Characterization, September, 2001; Preliminary RI, April, 2002; Bell Terminal geoprobe investigation, quarterly groundwater monitoring data from on-site wells with results through October 2001.

Substance Contamination Information

Substance	Media Contaminated	Concentration Level	Date Recorded	Lab Data	Agency Observation	Owner Operator Admission
BENZENE	Groundwater	6.8 ppb	11/23/1996	Y		
BUTYLBENZENE,n-	Groundwater	220 ppb	11/23/1996	Y		
BUTYLBENZENE,sec-	Groundwater	81 ppb	11/23/1996	Y		
CHLOROETHANE	Groundwater	11.6 ppb	11/23/1996	Y		
CUMENE	Groundwater	350 ppb	11/23/1996	Y		
DICHLOROETHANE,1,1-	Groundwater	3.5 ppb	11/23/1996	Y		
DIESEL - FUEL OIL	Groundwater	19 ppm	11/23/1996	Y		
DIESEL - FUEL OIL	Soil	3,900 ppm	11/23/1996	Y		
ETHYLBENZENE	Groundwater	2,600 ppb	11/23/1996	Y		
GASOLINE	Groundwater	7.1 ppm	11/23/1996	Y		
GASOLINE	Soil	1,500 ppm	11/23/1996	Y		
ISOPROPYLBENZENE	Groundwater	350 ppb	11/23/1996	Y		
ISOPROPYLTOLUENE,p-	Groundwater	58 ppb	11/23/1996	Y		
NAPHTHALENE	Groundwater	1,900 ppb	11/23/1996	Y		

PROPYLBENZENE,n	Groundwater	1,000 ppb	11/23/1996	Y		
STYRENE	Groundwater	400 ppb	11/23/1996	Y		
TRICHLOROETHANE,1,1,1-	Groundwater	2.5 ppb	11/23/1996	Y		
TRIMETHYLBENZENE,1,2,4-	Groundwater	5,200 ppb	11/23/1996	Y		
TRIMETHYLBENZENE,1,3,5-	Groundwater	1,200 ppb	11/23/1996	Y		
XYLENES	Groundwater	3,953 ppb	11/23/1996	Y		

Investigative, Remedial and Administrative Actions						
Action	Start Date	Compl Date	Resp Staff	Agency Code	Region	Elead Pgm
SITE EVALUATION	03/11/1997	03/11/1997	Gil Wistar	DEQ	NW	SAS
Site added to database	03/11/1997	03/11/1997	Gil Wistar	DEQ	NW	SAS
Site Screening recommended (EV)	06/17/1999	06/17/1999	Steve Fortuna	DEQ	NW	VCS
Letter Agreement	12/01/1999	07/01/2000	Alicia Voss	DEQ	NW	VCS
REMEDIAL INVESTIGATION	03/06/2001		Alicia Voss	DEQ	NW	VCS
NEGOTIATIONS	03/06/2001		Alicia Voss	DEQ	NW	VCS
Proposal for Confirmed Release List recommended	01/04/2002	01/04/2002	Alicia Voss	DEQ	NW	VCS
Facility proposed for Confirmed Release List	01/08/2002	01/08/2002	Kim Van Patten	DEQ	NW	VCS
Facility placed on Confirmed Release List	03/29/2002	03/29/2002	Kim Van Patten	DEQ	NW	VCS

Key to certain acronyms and terms in this report:

CERCLIS No.: The U.S. EPA's Hazardous Waste Site identification number, shown only if EPA has been involved at the site.

Region: DEQ divides the state into three regions (E, NW, and W); the regional office shown is responsible for site investigation/cleanup.

NPL Site: Is the site on EPA's Superfund List? (Y/N).

Orphan Site: Has DEQ's Orphan Program been active at this site? (Y/N). The Orphan Program cleans up high-priority sites where owners and operators responsible for the contamination are absent, or are unwilling or unable to use their own resources for cleanup.

Study Area: Is this site a Study Area? (Y/N). ECSI assigns unique Site ID numbers to both individual sites and to Study Areas, which are groupings of individual ECSI sites that may be contributing to a larger, area-wide problem.

SIC Code: The Standard Industrial Classification code assigned to the operation described in

this part of the report.

Pathways: A description of human or environmental resources that site contamination could affect.

Lead Pgm: This column refers to the Cleanup Program affiliation of the DEQ employee responsible for the action shown. SAS = Site Assessment; VCS = Voluntary Cleanup; SRS = Site Response (enforcement cleanup).

For more information about this page please contact Gil Wistar at (503) 229-5512 or via email at wistar.gil@deq.state.or.us.

DEQ Online is the official web site for the Oregon Department of Environmental Quality.

**Initial Report of Data from
Third Quarterly Groundwater Sampling Event and
Proposed Modifications for
Fourth Quarterly Groundwater Sampling Event
Premier Edible Oils Site**

Memorandum



To: Alicia Voss/Oregon DEQ

Date: October 14, 2002

From: Cathy Petito Boyce

Subject: Initial Report of Data from Third Quarterly Groundwater Sampling Event and Proposed Modifications for Fourth Quarterly Groundwater Sampling at PEO Site

On behalf of Schnitzer Investment Corp. (Schnitzer), Gradient Corporation (Gradient) has prepared this technical memorandum presenting data collected during the most recent round of quarterly groundwater sampling at the Premier Edible Oils (PEO) site. Groundwater elevation data and product observation data collected between June 2001 and September 2002 are also summarized. This memorandum provides the results of chemical analyses conducted on the samples collected during the third quarterly sampling event and discusses modifications to the sampling approach that are proposed for implementation in the fourth quarterly sampling event. After we have discussed your feedback on this memorandum, we will proceed with the fourth quarterly sampling event.

On March 14 and 15, 2002, URS conducted the third quarterly groundwater sampling event at the PEO site. Groundwater samples were collected from all monitoring wells, with the exception of well MW-01 (which has no prior detections), and wells MW-04 and MW-11 (where non-aqueous phase liquid [NAPL] was observed at the time of the sampling event). All groundwater samples were analyzed for volatile organic compounds (VOCs), polycyclic aromatic hydrocarbon (PAH) compounds, and selected metals (*i.e.*, arsenic, chromium, copper, iron, lead, manganese, nickel, silver, and zinc). Groundwater elevation data and product observations have also been collected on a monthly basis at the site, including during the March sampling event. The elevation and product data that have been collected to date (*i.e.*, from June 2001 to August 2002) are attached to this memorandum in Table A-1. The unvalidated third quarter analytical results (including both detected and non-detected sample results) are summarized in Table A-2. Figures illustrating the groundwater elevation data from March to August 2002 and the groundwater chemistry data from the third quarterly sampling event are included in Figures A-1 through A-10.

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9725 SE 36th Street, Suite 404, Mercer Island, WA 98040 • (206) 275-4774 • Facsimile (206) 275-4775 •
www.gradientcorp.com

SCHN00164126

Consistent with previous discussions among staff of the Oregon Department of Environmental Quality (DEQ), Schnitzer, and Schnitzer's consultants, it is our understanding that DEQ is willing to consider modifications to the existing sampling parameters based on the results from the previous three sampling events. Based on a review of the data from the preceding three events, the following well locations and analytes are proposed for inclusion in the fourth quarterly sampling event.

Organic Compounds

Organic compounds associated with petroleum hydrocarbons (*i.e.*, VOCs and PAH compounds) were detected at all locations sampled in March 2002. Therefore, no modifications to the sampling locations or procedures for organic compounds are proposed for the fourth sampling event. Specifically, groundwater samples for chemical analysis will be collected from all monitoring wells at the PEO site, with the exception of those locations where NAPL is present. All groundwater samples collected during the fourth sampling event will be analyzed for VOCs and PAH compounds.

Metals

Detected metals concentrations were compared with ambient water quality criteria for freshwater chronic exposures. These values were chosen as benchmarks for this comparison because use of site groundwater or adjacent surface water as a drinking water supply is not a current or likely future use. Instead, criteria based on exposures associated with potential discharges to nearby surface water were selected as the most relevant basis for this screening level comparison. The results of this comparison are summarized in Table 1. With the exception of lead, no metals concentrations exceeding the ambient water quality criteria were observed in this sampling round. Lead concentrations exceeded the water quality criteria at two sampled locations (MW-05 and MW-06). Ambient water quality criteria are not available for iron and manganese; however, these two metals have been detected at all sampled wells at the site at concentrations ranging to 91 mg/L for iron and 10.4 mg/L for manganese.

Table 1.
Comparison of Detected Metals Concentrations in Groundwater
and Ambient Water Quality Criteria

Constituent	Maximum Detected Concentration (Location) ^a	Second Highest Detected Concentration (Location) ^a	Ambient Water Quality Criteria (AWQC) ^a	Number of Detected Concentrations > AWQC
Arsenic	32.4 (MW-09)	31 (MW-09) ^b	150	0
Chromium	1.5 (MW-09)	1.4 (MW-12)	11 ^c	0
Copper	3 (MW-05)	2.1 (MW-09)	9	0
Lead	40.2 (MW-05) ^d	15.3 (MW-06) ^d	2.5	2
Nickel	5.2 (MW-05)	4.6 (MW-03)	52	0
Silver	ND	ND	3.4	0
Zinc	5 (MW-15)	4.7 (MW-06)	120	0

Notes:

ND – Not detected in any sample.

^a – Groundwater concentrations and AWQC in units of µg/L.

^b – Two samples were collected at MW-09. The next highest concentration was 29 µg/L (MW-02).

^c – This AWQC is based on hexavalent chromium.

^d – These concentrations are greater than the AWQC concentration.

These results are consistent with observations based on the first two groundwater sampling events as presented in the January 2, 2002 technical memorandum from Bridgewater Group, Inc. to Oregon DEQ regarding *Proposed Locations and Analytes – Third Quarter Groundwater Sampling at PEO Site*. In those analyses, observed concentrations for 5 of the 7 metals with ambient water quality criteria exceeded the criteria at only 1 location (MW-11). A groundwater sample was not collected from well MW-11 for chemical analysis during the third groundwater sampling event because NAPL was observed at that location at the time of the sampling event. Concentrations exceeding the criteria were observed at two other locations for copper (MW-3 and MW-5) and one other location for lead (MW-5).

Based on these results, the following locations and metals analyses are proposed for the fourth groundwater sampling event:

- If a groundwater sample can be collected for analysis from well MW-11, this sample will be analyzed for all metals.
- If a groundwater sample can be collected for analysis from well MW-11, the groundwater samples collected from wells MW-3 and MW-5 will be analyzed for copper and lead only. If a groundwater sample cannot be collected for analysis from well MW-11, the groundwater samples collected from wells MW-3 and MW-5 will be analyzed for all metals.
- Lead analyses will also be conducted for groundwater samples collected from wells MW-14 and MW-15.
- Groundwater samples from all sampled locations will be analyzed for iron and manganese.

Please contact me (at 206-275-4774) or Jim Jakubiak of Schnitzer (at 503-286-6976) if you have any questions regarding these proposed modifications. As noted above, once DEQ has approved the proposed sampling locations and analytes, Schnitzer will conduct the fourth groundwater sampling event.

cc: J. Brown/James C. Brown & Associates
D. Coberly/URS
J. Jakubiak/Schnitzer